

**Sha Tin District Council**  
**Minutes of the 3<sup>rd</sup> Meeting of**  
**the Development and Housing Committee in 2018**

**Date :** 3 May 2018 (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	7:33 pm
Mr SIU Hin-hong (Vice-Chairman)	"	2:30 pm	7:08 pm
Mr HO Hau-cheung, SBS, MH	DC Chairman	2:30 pm	7:33 pm
Mr PANG Cheung-wai, Thomas, SBS, JP	DC Vice-Chairman	3:25 pm	5:18 pm
Mr CHAN Billy Shiu-yeung	DC Member	2:30 pm	5:50 pm
Mr CHAN Kwok-keung, James	"	2:52 pm	7:33 pm
Ms CHAN Man-kuen	"	2:30 pm	7:33 pm
Mr CHAN Nok-hang	"	2:42 pm	3:45 pm
Mr CHIU Chu-pong, Sunny	"	2:30 pm	7:33 pm
Mr CHIU Man-leong	"	2:36 pm	6:06 pm
Mr HUI Yui-yu, Rick	"	2:36 pm	4:06 pm
Mr LAI Tsz-yan	"	2:30 pm	7:33 pm
Ms LAM Chung-yan	"	2:30 pm	7:00 pm
Mr LEE Chi-wing, Alvin	"	2:30 pm	3:43 pm
Mr LEUNG Ka-fai, Victor	"	2:30 pm	4:45 pm
Mr LI Sai-hung	"	2:30 pm	7:33 pm
Mr LI Sai-wing	"	2:36 pm	7:13 pm
Mr LI Wing-shing, Wilson	"	2:30 pm	5:42 pm
Mr MAK Yun-pui	"	2:30 pm	3:16 pm
Mr MOK Kam-kwai, BBS	"	2:30 pm	3:42 pm
Mr NG Kam-hung	"	2:40 pm	5:42 pm
Mr PUN Kwok-shan, MH	"	2:30 pm	7:02 pm
Mr TING Tsz-yuen	"	2:30 pm	7:33 pm
Mr TONG Hok-leung	"	2:30 pm	6:00 pm
Ms TSANG So-lai	"	2:56 pm	5:40 pm
Ms TUNG Kin-lei	"	2:30 pm	6:47 pm
Mr WAI Hing-cheung	"	2:30 pm	7:33 pm
Mr WONG Fu-sang, Tiger	"	2:30 pm	6:58 pm
Mr WONG Hok-lai	"	6:21 pm	7:33 pm
Mr WONG Ka-wing, MH	"	2:30 pm	3:57 pm
Ms WONG Ping-fan, Iris	"	2:30 pm	7:02 pm
Mr WONG Yue-hon	"	2:30 pm	7:02 pm
Mr YAU Man-chun	"	2:34 pm	3:46 pm
Mr YIP Wing	"	2:30 pm	6:36 pm
Mr YIU Ka-chun	"	2:30 pm	7:33 pm
Ms YUE Shin-man	"	3:02 pm	7:04 pm
Mr YUNG Ming-chau, Michael	"	2:30 pm	7:33 pm

**Present**

Ms TSANG Yin-kiu, Ellen (Secretary)

**In Attendance**

Mr YUEN Chun-kit, Derek

Mr LAI Wing-chi, Derek

Ms NGO Po-ling

Mr LAU Chun-him, Kenny

Mr WOO Tim

**In Attendance by Invitation**

Ms TSO Yu, Mabel

Mr Eddie POON

Mr Louise YEUNG

Ms Nicole TANG

Mr Julian WRIGHT

Mr Andrew MORRISON

Mr Marco LAM

Mr WONG Wai-man, JP

Mr YUEN Tat-yung, Zorro

Mr LAU Tin-Lap, Daniel

Mr CHEUNG Wing-hong

Mr LEUNG Wing-tak

Mr CHAN Chi-ho, Simon

Mr LEUNG Hon-wan

Ms LAM Lai-hang, Mable

Ms POON Man-hei

Ms LEUNG So-ping, Selina

Mr WONG Chun-hung, Samuel

**Title**

Executive Officer (District Council) 3 /  
Sha Tin District Office

**Title**

Senior Executive Officer (District Council) /  
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

**Title**

Executive Assistant (District Council) 3 /  
Sha Tin District Office  
Head of External Affairs / Hong Kong Jockey Club  
Executive Manager, IT Operation Services /  
Hong Kong Jockey Club  
Executive Manager, Property Asset Management /  
Hong Kong Jockey Club  
Executive Manager, Property Project Management  
(STRC and Racing) / Hong Kong Jockey Club  
Senior Property Development Manager /  
Hong Kong Jockey Club  
Project Manager (Building Services) /  
Hong Kong Jockey Club  
North Development Office Project Manager (N)/  
Civil Engineering and Development Department  
Chief Engineer / N2 /  
Civil Engineering and Development Department  
Senior Engineer / 9 (N) /  
Civil Engineering and Development Department  
Senior Engineer / Projects 2 /  
Civil Engineering and Development Department  
Senior District Engineer / Southeast /  
Highways Department  
Senior Engineer / Project Management 3 /  
Drainage Services Department  
Senior Engineer / Sewage Projects 5 /  
Drainage Services Department  
Senior Engineer / Consultants Management (3) /  
Water Supplies Department  
Engineer / Consultants Management (17) /  
Water Supplies Department  
Senior Executive Officer (Planning) 1 /  
Leisure and Cultural Services Department  
Senior Property Service Manager (Tai Po, North District and

**In Attendance by Invitation**

Mr WONG Pui-chun

Mr KU Siu-ping, Andy

Ms AU Pui-yi, Yoki

Mr Eric YEUNG

Mr PANG Chuck-hang

Mr POON Wing-kin, Ricky

**Title**

Sha Tin) / Housing Department

Senior Building Services Engineer (Tai Po, North District and Sha Tin) / Housing Department

Senior Maintenance Surveyor (Tai Po, North District and Sha Tin) / Housing Department

Property Service Manager (Services) (Tai Po, North District and Sha Tin) (1) / Housing Department

Assistant Director (Development and Marketing) /

Hong Kong Housing Society

Senior Manager (Planning &amp; Development) /

Hong Kong Housing Society

Chief Inspection Officer /

Sales of First-hand Residential Properties Authority

**Absent**

Mr CHING Cheung-ying, MH

Mr CHENG Tsuk-man

**Title**

DC Member

”

(Application for leave of absence received)

(No application for leave of absence received)

**Action**

The Chairman welcomed members and representatives of government departments to the third Meeting of the Development and Housing Committee (DHC) of the year.

**Applications for Leave of Absence**

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

Mr Thomas PANG

Official commitment

Mr CHING Cheung-ying

”

3. Members unanimously approved the applications for leave of absence submitted by the members above.

**Confirmation of the Minutes of the Meeting Held on 8 March 2018**

4. Members unanimously confirmed the above minutes of the meeting.

**Matters Arising**

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

(Paper No. DH 17/2018)

5. Members noted the above paper.

**Discussion Items**

Nomination of a Candidate for Appointment to the Building Industry Disciplinary Board  
(Paper No. DH 18/2018)

6. The Chairman said that as of the end of the nomination, the Secretariat had received the nomination form from two members, namely:

Candidate (1):	Mr SIU Hin-hong
Nominator:	Mr Alvin LEE
Second:	Mr MOK Kam-kwai
Candidate (2):	Mr WAI Hing-cheung
Nominator:	Mr Billy CHAN
Second:	Mr Sunny CHIU

The Chairman asked members to select one Sha Tin District Council (STDC) Member by voting, who would be recommended as a candidate in the capacity of an individual and “lay person” for consideration and appointment by the Secretary for Development to the Building Industry Disciplinary Board.

7. The Chairman announced that Mr SIU Hin-hong got 15 votes and Mr WAI Hing-cheung got 11 votes, while one member had not cast his/her vote. She announced that Mr SIU Hing-hong was nominated as a candidate for consideration and appointment by the Secretary for Development to the Building Industry Disciplinary Board.

2018-2019 Work Plans and Funding Applications of Working Groups under the Committee  
(Paper No. DH 19/2018)

8. Members unanimously endorsed the above paper.

Progress Report on Community Facilities and Brief Introduction on Proposed Projects of Sha Tin Racecourse  
(Paper No. DH 20/2018)

9. The Chairman said that she had received the paper submitted by the Hong Kong Jockey Club (HKJC) before the meeting. Since the projects mentioned in the paper had a significant impact on Sha Tin as a whole, she decided to raise the issue for discussion at the DHC meeting.

10. The Chairman welcomed the following representatives of the HKJC to the meeting: Mr Eddie POON, Head of External Affairs; Ms Nicole TANG, Executive Manager of Property Asset Management; Mr Julian WRIGHT, Executive Manager and Property Project Management (STRC and Racing); Mr Louise YEUNG, Executive Manager, IT Operation Services; Mr Andrew MORRISON, Senior Property Development Manager; and Mr Marco LAM, Project Manager (Building Services).

11. Representatives of the HKJC briefly introduced the contents of the paper.

12. The views of Mr WONG Ka-wing were summarised below:

- (a) he opined that the community building projects mentioned in the HKJC’s presentation, including the improvement of Penfold Park, expansion of the cycling path and addition of a covered multi-purpose sports venue, were

widely supported by Sha Tin residents;

- (b) he hoped that the HKJC would add at least one covered facility, such as a pavilion, in each themed area of Penfold Park, for shelter and shading purposes and as a resting place for members of the public. Besides, in view of the long distance between different themed areas, he suggested that the HKJC construct covered walkways to connect different areas and the entrances and exits of Penfold Park. He understood that it would be expensive to build such walkways, which in his opinion, however, would allow members of the public to enjoy the facilities of the park more comfortably;
- (c) he pointed out that the construction of the IT Operations Building would affect nearby housing estates, including The Palazzo and Jubilee Garden. Therefore, he hoped that the HKJC would have sufficient communication with local residents during the design stage, such as notifying them in advance of the height and orientation of the building, with a view to minimising the impact on the nearby landscape; and
- (d) he had no objection to the proposed location of the new multi-storey car park, but suggested increasing the number of parking spaces. He opined that it would be desirable for the HKJC to re-plan the pick-up and drop-off points for private cars and taxis in order to facilitate traffic.

13. The views of Mr Alvin LEE were summarised below:

- (a) he supported the projects proposed by the HKJC. He appreciated the design of cycling path and footpath along the riverside of Shing Mun River, and hoped that the related improvement works could be completed and available for public use as soon as possible; and
- (b) he said that between Shatin Sewage Treatment Works and the stable there was another cycling path and jogging track, which was used by a lot of people. However, the jogging track was narrow. He hoped that the HKJC would further beautify and improve the cycling path and jogging track in future or in the next stage, so as to address vehicle-pedestrian conflicts and to avoid accidents.

14. Mr YIP Wing appreciated the HKJC's proposal of installing stairlifts at the footbridge in Fo Tan in order to improve the accessibility of Penfold Park. Wheelchairs had become heavier since manufacturers used better components to improve the quality of their products. Therefore, he was concerned that the stairlifts might not afford a greater weight and would fall rapidly. He suggested that the minimum load capacity of the stairlifts should be 250 kg.

15. The views of Mr SIU Hin-hong were summarised below:

- (a) he pointed out that the use of stairlifts might impede other staircase users. He wondered whether the HKJC had made a corresponding assessment; and

- (b) as regards the IT Operations Building, he pointed out that the HKJC's tax payable for this year increased by more than 10 percent. He asked whether a larger data centre would be necessary to provide related support due to a significant increase in patronage. In addition, he asked if the system in the IT Operations Building failed on race days and caused incidents, for example, spectators at the racecourse felt dissatisfied or even booed, how the HKJC would handle the situation.

16. The views of Ms YUE Shin-man were summarised below:

- (a) she pointed out that the proposed building was unsightly. She suggested that the HKJC discuss the matter with the Owners' Corporations of The Palazzo and Jubilee Garden and fully consult local residents, so that the project could be implemented more smoothly; and
- (b) she did not understand why the HKJC insisted on constructing the building at the proposed location instead of somewhere else.

17. Mr PUN Kwok-shan suggested that the concept of green building be adopted for the IT Operations Building, such as providing a greening platform and using sound-absorbing materials. In addition to consulting local residents and residents' groups, he also suggested setting up a liaison group during the construction period as a channel for communication with local residents.

18. The views of Mr James CHAN were summarised below:

- (a) he appreciated that the HKJC fully consulted the STDC on the proposed projects and expressed support for such projects;
- (b) he pointed out that the betting turnover was disproportionate to the parking cost. But increasing the parking fees might not necessarily solve the problem and might cause illegal parking instead. He suggested that the HKJC provide shuttle bus services from MTR University Station or housing estates in Sha Tin to the racecourse; and
- (c) he hoped that the HKJC would increase the size of the pet garden and build it into the largest leash-free facility of its kind in the territory.

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

- (a) he opined that stairlifts might still have stability concerns. He asked whether the HKJC had explored other options to improve the accessibility of Penfold Park, such as installing lifts;
- (b) as to the widening of the footpath and cycling path, he pointed out that the lamp posts would narrow the road and asked whether they were placed there to be kept away from other structures;
- (c) as to the distribution of themed areas in Penfold Park, he opined that the division into pet and non-pet areas would be a better arrangement for

different users. Besides, he wondered whether the HKJC would consider adding a themed area featuring large horses now that there was one featuring ponies. And he asked whether the HKJC would consider establishing an equestrian school in its facilities since there was no such schools in Sha Tin;

- (d) he pointed out that the butterfly garden was located in a densely populated area and wondered whether such an arrangement could attract suitable species;
- (e) since facilities in the multi-purpose sports centre were dismantled after service hours each day, he enquired whether there were electronic lifting devices to facilitate the transport;
- (f) he asked whether the HKJC had studied once again the feasibility of lowering the height of the IT Operations Building, so that it would, for example, be as tall as or shorter than the nearby hostel blocks. He hoped that the HKJC would provide for reference an illustration of the impact on the landscape of nearby estates (such as The Palazzo and Jubilee Garden);
- (g) he hoped that the HKJC would provide more information on traffic arrangements at the car park;
- (h) he said that the HKJC had repeatedly claimed that the number of parking spaces was subject to lease conditions. He wondered whether 1 000 vehicles could be parked at the racecourse at present, since that was the number of temporary parking spaces stipulated in the new and the old leases alike. Besides, as far as he was aware, vehicles were divided into different types. He hoped that the HKJC could provide after the meeting a comparison of limits on the numbers of various temporary parking spaces under the new and the old leases;
- (i) he questioned the necessity of relocating IT and back-end systems from under the stands to the IT Operations Building, and he asked what the vacated space under the stands would be used for; and
- (j) as a lease involved land premiums, he enquired about the purpose of the clubhouse stipulated in the lease, and asked when premium payment was or was not required.

20. The views of Mr CHAN Nok-hang were summarised below:

- (a) he expressed support for a larger pet area compared with the size proposed at the previous consultation with the DHC. However, he opined that it was not necessary to set aside a leash-free area. He suggested that all dogs in the pet area need not be leashed and flexible arrangements be adopted so that owners leashed their dogs only when necessary;
- (b) since the leash-required section of the pet area was close to the lake under the current zoning plan, he suggested adding fences to prevent pets from

falling into the lake by accident; and

- (c) he suggested extending the opening hours of the pet area until 9:00 pm or 10:00 pm, so that working people could use it after work. He also suggested installing pet food vending machines.

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

- (a) he said that pet owners would like to see an even larger pet area, because Penfold Park was a favourite place for them, apart from the small pet garden on Sai Sha Road in Ma On Shan;
- (b) he welcomed the construction of a covered multi-purpose sports centre. He noticed that there were two courts apart from the basketball, the volleyball and the five-a-side football courts. He enquired about the purposes of those two courts;
- (c) he pointed out that there was a basketball court at the top floor of the Jockey Club Building. He asked whether the court was open to HKJC staff only or to members of the public as well;
- (d) he opined that it was desirable to optimise the road arrangements around the racecourse, but he hoped that the HKJC would consider increasing the number of parking spaces. He asked whether it would be adequate for future development if the number of parking spaces in the multi-storey car park remained the same; and
- (e) he suggested that the HKJC add family-friendly facilities outside toilets, such as independent breastfeeding rooms.

22. The Chairman said that Mr Thomas PANG had arrived at the conference room.

23. The views of the Chairman were summarised below:

- (a) she welcomed the HKJC's decision to add stairlifts but opined that it was only a short-term measure. She hoped that the HKJC would provide lifts as a long-term measure, so as to build an elderly-friendly community and to facilitate the use by people with baby prams or sticks;
- (b) she was pleased to see that the HKJC had heeded the DHC's advice about expanding the cycling path towards the racecourse. She hoped that the HKJC would study the use of safer materials for the wall next to the cycling path. She also suggested that the HKJC consult relevant groups during the project period;
- (c) she suggested changing the male-to-female toilet compartment ratio to 1:2.5 in Penfold Park. Besides, she suggested that the HKJC provide separate toilets for people with disabilities since they and their caregivers might be of opposite sexes. She also agreed with Mr Wilson LI's proposal for providing separate breastfeeding rooms;



- (d) she hoped that the HKJC would add some elements of interaction to the restaurant, following the example of “Oil Street Art Space” in North Point;
- (e) she enquired whether Penfold Park could be equipped with facilities for stimulating the five senses, such as those for stimulating the touch and the hearing of blind people;
- (f) for the beautification of the pedestrian subway, she enquired whether there would be more sensory elements, such as lighting and music, apart from a wall exhibiting artworks. She also hoped that the HKJC would pay more attention to the cleanliness and ventilation of pedestrian subway;
- (g) she supported the establishment of different themed areas in Penfold Park. She agreed with fellow members’ suggestion about adding covers in different themed areas and pointed out the necessity of adequate shelter;
- (h) she suggested that Wi-Fi services be provided in the HKJC’s park;
- (i) she suggested that the HKJC install water dispensers for people and animals, with reference to the similar practice in South Australia;
- (j) she hoped that the HKJC would pave the indoor games hall with materials convenient for striders and related competitions. She also hoped that the venue could be used for flea markets and performances;
- (k) she wondered why the IT Operations Building must be built at the location proposed by the HKJC, instead of Tseung Kwan O Industrial Estate, Fo Tan Industrial Estate or any other location in the territory or a place in the Mainland. She asked where the HKJC’s IT Operations Building was located at present and whether the HKJC would consider making improvements at the existing site. She wanted to know the reasons if the answer was “no”. She also enquired about the size of the existing IT Operations Building and the proposed one;
- (l) if a new building should be constructed, she hoped that the HKJC would respond to the demand of residents of nearby estates (including The Palazzo and Jubilee Garden) for the use of sound-absorbing materials. In addition, she opined that the HKJC should not start related projects until a consensus was reached among local residents;
- (m) she opined that it was desirable to carry improvement works on the car park and asked whether it would improve the traffic on Tolo Highway as well. She also wondered whether the car park could be accessible to members of the public who used facilities at the racecourse, such as the courts, on weekends and non-race days. She opined that it would be more desirable if more parking spaces could be provided; and
- (n) she pointed out that there the difference of fares between MTR Fo Tan Station and Racecourse Station was about three to eight dollars. If the fare

difference was too large, more people were expected to board and alight at Fo Tan Station, which would lead to a significant increase in passenger flows at the station and accordingly greatly affect the daily life of local residents. She opined that the HKJC should negotiate with MTR Corporation Limited (MTRCL) to standardise or lower the fares at the two stations, so as to avoid a high concentration of race-goers at Fo Tan Station.

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

- (a) he said that he did not object to providing more community facilities for others to enjoy, but he opined that the artworks on a wall of the subway would be incompatible with the HKJC's nature. He suggested that more information be displayed about the history of the HKJC or the equestrian sport;
- (b) he also suggested that the HKJC build a library or a data storage centre to preserve the historical footages of the HKJC, as well as information about the history of Hong Kong's horse racing or gambling industry or related to horses; and
- (c) he wondered whether a new IT centre was necessary because the HKJC's current IT facilities were outdated, which caused delays in betting or results announcement. He enquired whether the proposed IT centre was based on the existing design or a different one, and whether it was different from the old one in terms of the floor-to-ceiling height. He asked whether a new site had to be identified for any future expansion, and whether there would be room in the existing IT centre for any expansion, improvement or upgrade. As far as he was aware, the proposed IT centre would not be able to accommodate as many computer racks as the existing one, which meant the existing one could adequately accommodate relevant facilities.

25. Mr Eddie POON gave a consolidated response as follows:

- (a) the HKJC had accepted many of the suggestions made by members about the Penfold Park and had actively considered other opinions. However, it was impossible to list many design details at this stage. The details mentioned by members would be considered one by one at the detailed design stage;
- (b) he knew that many members were concerned about the pet area. He said that the HKJC's planning goal was to strike a balance between pet lovers and other users of the park;
- (c) he pointed out that according to the current design, the total pet activity area in the park would be the largest across the territory. The HKJC had also considered details of the park, including how to prevent dogs from accidentally falling into pools. He hoped that the DHC would be debriefed upon the confirmation of the detailed design; and
- (d) the HKJC would liaise with nearby residents on the proposed projects, including the IT Operations Building, for direct and positive

communication and explanations.

26. Ms Nicole TANG gave a consolidated response as follows:

- (a) she explained that the proposed multi-storey car park was intended to improve the traffic flows in the racecourse, for the separation of taxis and private cars. The proposed multi-storey car park would have two separate pick-up and drop-off areas respectively for taxis and private cars. As a result, taxis could leave the racecourse directly from the pick-up and drop-off area. And the traffic flows within the racecourse and on Tolo Highway on race days would be improved;
- (b) the HKJC had considered the public demand for parking spaces as well as lease conditions. She pointed out that an increase in the number of parking spaces would have an impact on the traffic flows of the nearby road network;
- (c) at present, some open car parks were far from the stands of the racecourse. With the completion of the multi-storey car park, the spaces of two remote open car parks would be relocated to the new building; and
- (d) she explained that the basketball court at the top floor of the HKJC building was intended for HKJC staff only.

27. Mr Louise YEUNG gave a consolidated response as follows:

- (a) the HKJC's current IT and back-end systems had been in use for more than three decades. Some equipment and software were quite old. In the past few years, the HKJC had focused on upgrading the system hardware and software. Major betting channels had also changed considerably along with the popularity of the Internet and mobile Apps. Betting centres and telebet were no longer the only channels. The new devices had a stronger demand for stability and the capacity should meet the requirements of customers and the public;
- (b) apart from the proposed building, the HKJC was also carrying out other IT improvement projects. There were two system failures in late March, which might also be related to other ongoing projects and were believed to involve network and software problems. The HKJC had conducted an internal review to ensure a stable system for handling bets on horse racing, football games and Mark Six in future;
- (c) the HKJC had backup resources to support network and application system testing, in order to minimise accidents. There was also an internal organisation to deal with emergencies. The HKJC planned to handle the system go-live and hardware rotation during the off season to minimise the impact on the public;
- (d) there were currently 760 computer racks in the Sha Tin District, and there would be about 430 in the proposed building. The projected quantity was

based on the needs of system operation at present and for the next ten to twenty years. The reduction in quantity was due to the HKJC's future use of more compact equipment, which could not be placed under the current stands due to various restrictions. With the new equipment, only about 70% of the present quantity would be needed to cope with the current demand. The HKJC also had plans to cope with any future increase in demand in future. Among others, it would update the hardware every five to eight years, which would result in a smaller footprint; and

- (e) the existing data centre was of the old design. Under the new design nowadays, the data centre would not be located near dining or cooking facilities, and racks would not be placed on a flood-prone surface. Therefore, it was inadvisable to make improvements at the present site. Both internal and external consultant reports indicated that the current location was not suitable for use as a data centre, which, accordingly, should be relocated entirely from the present site. Besides, the centralised placement of equipment in the data centre would help improve the work efficiency.

28. Mr Julian WRIGHT gave a consolidated response as follows:

- (a) the HKJC had tried to lower the height of the building and would make good use of the basement as far as possible. But the volume could not be further reduced due to the restrictions on water pipes and the space reserved for drainage facilities;
- (b) a modern data centre could not use old facilities. For example, power supply must be very stable and uninterruptible. The data centre would also feature a high-capacity and high-density design, so as to accommodate more facilities without a larger building. Therefore, the height of the building could not be further reduced;
- (c) he pointed out that greening would cover 15% of the rooftop of the building, while on the ground floor there would also be materials to facilitate grass grow on the roadside; and
- (d) he believed that the building itself would not make too much noise, so sound-absorbing materials would not necessarily be used for the external walls. However, he pointed out that the ventilation louvres on the external walls and the silencers on the rooftop would help reduce noise and noise reflections from the building.

29. Mr Andrew MORRISON responded that venues in the pictures included volleyball, basketball and five-a-side football courts. He said that the pictures showed only a preliminary design, and the HKJC would study the most suitable layout.

30. Mr WOO Tim, Senior Estate Surveyor / South East (District Lands Office, Sha Tin) of the Lands Department (DLO/ST) said that according to the land grant conditions, Sha Tin Racecourse could be used for horse racing, charitable and non-profit-making events, and included the sites for a clubhouse, staff quarters and Penfold Park. Land premiums were exempted for sites for horse racing and related purposes. He would provide after the

DLO/ST

meeting a comparison of requirements on various parking spaces under the new and the old leases of Sha Tin Racecourse.

31. The Chairman suggested that the HKJC draw reference from the concept of green buildings in Singapore, by conducting greening work on the entire building rather than just the rooftop. She said that the noise from the nearby road would be reflected via the building to residential quarters nearby. Therefore she suggested that the HKJC cover the external walls with sound-absorbing materials to reduce such reflections.

32. Ms YUE Shin-man expressed appreciation for green building designs. She hoped that the HKJC would adopt the concept for the building upon consensus with the residents.

33. The Chairman moved a provisional motion as follows:

“Regarding the (tentative) project of putting up an IT Operations Building at the site of the car park proposed to be erected adjacent to the Shatin Communications and Technology Centre, the Development and Housing Committee of the Sha Tin District Council emphatically requests the Hong Kong Jockey Club to amply communicate with the residents in the district and listen to their opinions so as to reach a consensus.”

Mr WONG Ka-wing and Mr PUN Kwok-shan seconded the motion.

34. Members endorsed the provisional motion mentioned in paragraph 33 with 19 votes in favour and 1 abstention.

35. Members noted the above paper.

Progress Report on 2018/2019 Major Works Projects in Sha Tin District  
(Paper No. DH 21/2018)

36. The Chairman welcomed the following government representatives to the meeting: Mr WONG Wai-man, North Development Office Project Manager, Mr Zorro YUEN, Chief Engineer / N2, Mr Daniel LAU, Senior Engineer / 9 (N) and Mr CHEUNG Wing-hong, Senior Engineer / Projects 2 of the Civil Engineering and Development Department (CEDD); Mr LEUNG Hon-wan, Senior Engineer / Sewage Projects 5 and Mr Simon CHAN, Senior Engineer / Project Management 3 of the Drainage Services Department (DSD); Ms Mable LAM, Senior Engineer / Consultants Management (3) and Ms POON Man-hei, Engineer / Consultants Management (17) of the Water Supplies Department (WSD); Ms Selina LEUNG, Senior Executive Officer (Planning) 1 of the Leisure and Cultural Services Department (LCSD); and Mr LEUNG Wing-tak, Senior District Engineer / Southeast of the Highways Department (HyD).

37. Mr WONG Wai-man briefly introduced the content of the paper.

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

- (a) he welcomed the anticipated completion of the footbridge connecting Pai Tau Street and MTR Sha Tin Station (NF73) by the end of the year. However, he pointed out that the footbridge project near Wo Che Street

(NF40) had not formally commenced for more than 6 years. Residents in the neighbourhood were concerned about the traffic management measures of the project, such as how construction materials would be transported without hindering pedestrians. But there was not a programme yet after repeated inquiries. He wondered whether the project was affected by any difficulties, such as occupation of government land;

- (b) he pointed out that the HyD had some communication with local residents on the NF40 project, but he hoped that the HyD would strengthen the supervision of the contractor. For example, the contractor had not communicated and coordinated with local people before the commencement ceremony with god worshipping, which resulted in dissatisfaction among nearby villagers. He hoped that the contractor would communicate more with local people to reduce the impact of the project on nearby residents. He also hoped that the arrangements for transport and the footbridge could be implemented as soon as possible; and
- (c) as regards the widening of Tai Po Road (Sha Tin Section) (861TH), he pointed out that the traffic signals were unclear at the junction between Sha Tin Rural Committee Road and Tai Po Road. He asked the CEDD and the Transport Department (TD) to improve the signals. He also hoped that the CEDD and the TD would provide the design for his reference and advice, so as to address existing problems of congestion, noise and unclear signals at the junction.

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

- (a) he was concerned about the progress of the pedestrian subway across Ma On Shan Road and Hang Tai Road near Ma On Shan Line Tai Shui Hang Station (NS287). He suggested that the concerned department consider taking some measures, such as synchronising some processes or increasing manpower, so that the project could be completed and the elderly and the disabled would benefit as soon as possible;
- (b) traffic congestion was still severe in Sha Tin, despite the fact that the widening of Tai Po Road (Sha Tin Section) (861TH) was about to start, Trunk Road T4 was under study and there were many large projects in New Territories North and Kwu Tung. He had always been lobbying for the construction of a bypass, so that vehicles from North District and Tai Po did not have to travel via the Sha Tin District, thus alleviating traffic congestion in the District. He asked whether the CEDD had conducted related studies;
- (c) he enquired about the final project budget and cost-effectiveness of relocating Shatin Sewage Treatment Works to caverns. He pointed out that the Task Force on Land Supply was conducting public consultation on options to increase land supply, and he opined that the cost of the project would affect the results of the consultation; and
- (d) he reiterated his objection to the reclamation works at Ma Liu Shui on behalf of local residents. Since the feasibility study had been completed in

November 2017, he asked whether the CEDD would wait for the results of the public consultation of “big debate on land supply” before deciding on the next move.

40. Mr LI Sai-hung enquired about the construction progress of Lift No. 1 near Sun Chui Estate at the footbridge across roundabout at Che Kung Miu Road and Mei Tin Road (NF316), or what was commonly known as the “Octopus Footbridge”. He expressed understanding of the delay by one or two quarters in the works of Lift No. 2 near Tin Sam Village and Lift No. 3 near Festival City due to problems with the underground power supply system. As for Lift No. 1 near Sun Chui Estate, the location of lift tower needed to be re-designed due to problems with underground facilities including cables and water mains. The contractor had expected the lift works to be completed in the first quarter of 2019. However, the latest estimate for completion would be mid-2019 as shown on the paper. He wondered why the project was repeatedly delayed. And he asked whether it was possible to catch up with the progress, so that the lifts could be put into service by the beginning of next year and the elderly and the disabled would benefit as soon as possible.

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

- (a) he had earlier expressed his views on the DSD’s gazetted plans for the relocation of Shatin Sewage Treatment Works to caverns (399DS), and the DSD had made a response. He had asked the CEDD to provide an access to connect A Kung Kok Street to the temporary road, that is, the cycling path and footpath. He asked how the CEDD would handle the matter. He also asked whether Project 399DS would include the construction of a slip road leading from A Kung Kok Street bound for Kowloon via Ma On Shan Road;
- (b) he said that his proposed design of the slip road might disagree with the CEDD’s proposal. He asked how the CEDD would address related conflicts;
- (c) he said that he had perused the entire report of the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui (5101CX). He asked how the CEDD had come to the assumption that the reclamation works were technically feasible. For example, according to paragraph 2.1 of Chapter 14 of the study report, different demographic structures or employment arrangements might have different impacts on the vehicular flows, and that the water level of Shing Mun River would increase by 1cm to 3cm because of the project. He wondered how those conclusions were drawn;
- (d) as regards the Traffic Review on Major Roads in Sha Tin (7100CX), the TD had conducted preliminary measures for the T4 at the junction between Tai Chung Kiu Road and Che Kung Miu Road, namely the improvements of traffic signs and road marking. He would like to point out that, in his opinion, senior engineers of the TD might have omitted some lines in the markings. He said that he and some fellow members had written to the TD requesting improvements. He enquired about the TD’s follow-up actions;

- (e) as regards the widening of Tai Po Road (Sha Tin Section) (861TH), he asked when the project would commence and whether it would be conducted concurrently with other drainage works;
- (f) he enquired about the delay in the Shatin to Central Link (SCL) (61TR) project. He asked whether it was possible to make up for the delay and how many extra funds were expected for that purpose; and
- (g) he drew the WSD's attention to frequent bursts of salt water mains at the gate valve on Ning Tai Road near Kam Tai Court, resulting in unstable salt water supply and insufficient water pressure in Chevalier Garden and Tai Shui Hang. He asked whether the WSD would consider including in its planning brief for the following year the construction of a new salt water main from, the new Home Ownership Scheme (HOS) estates along the south and north bound road section to Tai Shui Hang Village, so as to reduce the reliance on the one near Kam Tai Court.

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

- (a) he pointed out that public works by the CEDD had great significance for the livelihood of local residents. However, the related progress was not satisfactory. For example, the actual relocation date was still under review for the relocation of Shatin Sewage Treatment Works to caverns (399DS). He asked when the project was expected to be completed. Without an actual schedule of relocation, the discussion on the use of the land to be vacated would only be empty talk;
- (b) the progress of "Universal Accessibility" was also slow. The programme, which was launched in August 2012, was supposed to include six projects in the Sha Tin District. For the first batch of three projects, only one lift was officially put into service in April this year. And projects of the second batch, which had been reviewed in 2016, were not included into the current annual plan. The Government did not explain the design concepts or budgets of the projects. And members did not know why the projects had been delayed. He opined that the CEDD should study how to overcome difficulties and accelerate related projects;
- (c) he had inspected the sites and talked with frontline staff, who said that the plans for underground facilities were incomplete and the specific details were missing, due to the non-cooperation of CLP Power Hong Kong Limited (CLP). All those reflected that delays in the "Universal Accessibility" programme were caused by the inadequate support and coordination among various government departments. At present, there were at least five projects under way in the Sha Tin District. He hoped that relevant departments would learn from past experience and make sure to avoid further delays in future;
- (d) he enquired about the progress of the "In-situ Reprovisioning of Sha Tin Water Treatment Works - South Works - Main Works" (181WF), which was also under review;



- (e) as regards the “Replacement and Rehabilitation of Water Mains Stage 4 Phase 1” (191WC), and in view of the worrying situation of frequent bursts of water mains in the Sha Tin District, he enquired whether the water mains rehabilitation works had been completed in the district or whether some projects were not included in the annual plan; and
- (f) he thanked Mr WONG Wai-man for his active participation in the Signature Project Scheme led by the STDC, so that the related project progress was relatively satisfactory and the related projects, which were estimated to cost \$140 million, were expected to be completed in the fourth quarter this year.

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

- (a) as regards the footbridge across the roundabout at Che Kung Miu Road and Mei Tin Road (NF316), he appreciated the CEDD’s practice of gradually opening up the lifts completed. As far as he was aware, electromechanical tests could not be conducted on Lift No. 2 near Tin Sam Village for the time being, because of power supply problems on the part of CLP. He asked whether the CEDD had coordinated measures to expedite power supply by CLP. He opined that it was insufficient to rely solely on the contractor in that regard; and
- (b) as regards the “Replacement and Rehabilitation of Water Mains Stage 4 Phase 1” (191WC), he wondered whether the water mains project in Tin Sam Street could be completed in 2018. He hoped for punctual completion since the site was a major transportation pivot. In previous partial replacements of water mains, there had been cases of black particles caused by the rupture of joints and the spalling of interior coating of the pipes. He hoped that the CEDD would prevent future recurrence and strengthen monitoring during the works.

44. Mr SIU Hin-hong would like to follow up on the progress of the “Universal Accessibility” programme. He said that he had been waiting for the related feasibility report for a year and was still waiting. He had enquired the CEDD about the progress and the CEDD had replied that the report would be completed by the end of this year. He wondered why it would take two years to prepare a feasibility report. He opined that time and efficiency could have been better controlled if the study had been conducted by a consultant company.

45. Mr Thomas PANG pointed out that when taking office 6 years ago, the last Chief Executive had formulated a plan to install 18 hillside escalators across the territory. However, only a small number of projects had been completed and none of them were mentioned in the paper. Two of the projects were located in the Sha Tin District, including Sui Wo Court and Saddle Ridge Garden. He enquired about reasons for the slow progress of the projects even when the Government had a surplus. He asked whether the works were carried out in stages because of manpower constraints. He wondered whether works department could propose expediting the funding and related procedures, so that the projects could commence as soon as possible.

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

- (a) as regards “Head 707 Engineering Works to Support a Housing Site (Sha Tin Town Lot No. 611) at Whitehead, Ma On Shan (Subhead 7100CX)”, he had put forward a number of improvement proposals and the CEDD had taken active follow-up actions. He expressed appreciation for that. He said he would propose other improvements to the CEDD and hoped that the CEDD would follow up the issue;
- (b) he said that according to the paper, the project of “Ma On Shan Development - Roads, Drainage and Sewerage Works at Whitehead and Lok Wo Sha, Phase 2” (756CL) was expected to be completed in the second quarter of this year, along with the intake of four housing estates in Whitehead. Since the current road arrangements were not satisfactory, he asked whether relevant government departments would come up with remedial measures for improvements in line with future development;
- (c) he said that he had received feedback from many members of the public, who expressed reservations about and even strong objections to the reclamation works at Ma Liu Shui; and
- (d) he pointed out that many residents of Saddle Ridge Garden in Ma On Shan had expressed their hope to see the implementation of the escalator projects could be implemented as soon as possible.

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

- (a) as regards the sports centre in Area 24D (Chun Shek Estate), Sha Tin (273RS), he said that the project was originally expected to be completed in 2018, but the expected completion date was the first quarter of 2019 according to the paper. He asked whether the project was delayed;
- (b) as regards the “Signature Project Scheme in Sha Tin District - Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre” (454RO), he said he had received the feedback from a member of the public objecting to the construction of a flyover connecting the two sides of Shing Mun River;
- (c) as regards the widening of the Tai Po Road (Sha Tin Section) (861TH), he said that the traffic signals were unclear at Sha Tin Rural Committee Road, which affected many residents and caused safety concerns. He hoped that the CEDD would pay attention to and follow up on the issue; and
- (d) as regards the widening of Tai Po Road (Sha Tin Section) (861TH) and the retrofitting of noise barriers on Tai Po Road (Sha Tin Section) (804TH), the CEDD said that the projects had been approved by the Legislative Council Public Works Subcommittee, pending the approval by the Finance Committee. He opined that the actual commencement dates would be close to the expected ones and appreciated the CEDD’s efforts.

48. Mr NG Kam-hung asked whether ferry services from Ma Liu Shui to the piers at

Tung Ping Chau, Tap Mun and Lai Chi Wo would be cancelled upon the reclamation at Ma Liu Shui. He asked whether new services would be available from Science Park to Sheung Shui, Shing Mun River or Ma On Shan.

49. Ms LAM Chung-yan was concerned about the progress of the “In-situ Reprovisioning of Sha Tin Water Treatment Works - South Works”. She enquired the CEDD about the planning and development direction of the project. She appreciated efforts by the CEDD and the consultant company during the preliminary works period to contact local people and inform them of the development of the related project. She hoped that in future works, the CEDD could better inform the local community of the plans and development directions of related projects, since local residents were already much troubled by constant works in the district.

50. The views of the Chairman were summarised below:

- (a) she pointed out that the works of Roads and Drains in Area 16 and Area 58D, Sha Tin (B757CL) made it inconvenient for residents of Kwai Tei New Village and Wong Chuk Yeung Village to get in and out. She hoped that the CEDD would follow up on the matter and expedite the completion of the works;
- (b) in view of the increase in the population of Fo Tan following the completion of Public Rental Housing (PRH) and HOS estates in Fo Tan Industrial Estate, she hoped that the Director of Civil Engineering and Development would work with other works departments to improve the traffic arrangements for Fo Tan Road, Fo Tan Industrial Estate and the entire Fo Tan area as well, including traffic conditions at Lok King Street, Fo Tan Road and Tolo Highway;
- (c) as the population of Fo Tan area would increase by tens of thousands, and the Government had a surplus, she opined that the LCSD should start the project of the Fo Tan Leisure Building as soon as possible. In addition, she opined that government departments should urge the MTRCL to start the expansion of the MTR Fo Tan Station as soon as possible, with the addition of exits at Ficus Garden and Royal Ascot;
- (d) she hoped that the widening of Tai Po Road (Sha Tin Section) (861TH) would be carried out as soon as possible to avoid any delay in completion. As for Trunk Road T4, she hoped that the CEDD would study the construction of a bypass, so that vehicles from the University, Tai Po and North District could go directly to Hong Kong Island, Kowloon and Tsuen Wan without going via Sha Tin;
- (e) she enquired of the DSD about the timetable for the relocation of Shatin Sewage Treatment Works to caverns (399DS). She hoped that the DSD would consult the public on the use of the vacated space as soon as possible. The provision of cover for pedestrian walkway at Lok King Street in Fo Tan had been approved at the Traffic and Transport Committee (TTC) meeting on 9 May 2017. Now that a year had passed, she opined that the CEDD should give some accounts in the progress report. While she followed up the works on her own and was aware of the general progress, she did not have detailed information on the feasibility and design. She

knew that there would be difficulties for works on a footbridge in Fo Tan, since it involved coordination with the MTRCL;

- (f) the DSD's project of nullah revitalisation covered nullahs in Tai Wai and Fo Tan. She opined that the DSD should detail on and inform members of the preliminary concept and progress, among others, in the progress report; and
- (g) Shing Mun River was the landmark of Sha Tin and there were a lot of water sports in the district. Therefore, she asked whether different government departments could coordinate with each other for desilting of Shing Mun River, since the silt had an impact on water activities and the ecology. For example, there were pollutants and red tides in Shing Mun River.

51. Mr WONG Wai-man gave a consolidated response as follows:

- (a) he said that the CEDD also hoped to carry out various projects as soon as possible, especially the "Universal Accessibility" programme which many members were concerned about. He said that there were different problems to solve during the implementation of such projects. Citing the footbridge across roundabout at Che Kung Miu Road and Mei Tin Road (NF316) as an example, he pointed out that the lift near Sun Chui Estate needed to be re-designed due to difficulties in relocating underground pipelines. As a result, the cost would rise and the construction process would be prolonged. He said that the CEDD would inform members of the latest developments of related projects as much as possible, and that members were welcome to contact the constructors;
- (b) as regards the improvement of the traffic in Fo Tan area and the expansion of the MTR Fo Tan Station, there were no representatives of competent departments at the meeting. He promised to forward related views to the Transport and Housing Bureau (THB) and the TD for follow-up actions after the meeting;
- (c) in response to Mr WONG Yue-hon's comments, he said that the CEDD and the HyD would strengthen the supervision of contractors;
- (d) in response to Mr HO Hau-cheung's comments, he said that the CEDD would learn from past experiences and make improvements. However, he added that some plans for underground facilities had been drawn up 3 or 4 decades ago and had not been computerised. Therefore related information might be incomplete. He hoped that improvements could be made in this aspect over time;
- (e) as regards the cover for the pedestrian walkway at Lok King Street, he said that there was not sufficient information at hand and that the CEDD would take follow-up actions after the meeting. As for the reporting on other projects, he said that normally the preliminary design would not be carried out and included into the progress report until a project had been approved.

He said that the DSD's nullah revitalisation was still a conceptual project at the moment. But he promised to work with the DSD for follow-up actions, in order to get hold of the current situation and the preliminary timetable. He also promised to provide related information after the meeting; and

- (f) for the excavation of silt in Shing Mun River, the DSD, the Environmental Protection Department and the CEDD Port Works Division would coordinate with each other as much as possible for the desilting of Shing Mun River on a regular basis and would continue to carry out the work in future.

52. Mr Zorro YUEN gave a consolidated response as follows:

- (a) as regards the widening of Tai Po Road (Sha Tin Section) and the traffic signals at the junction of Sha Tin Rural Committee Road, he responded that the CEDD would reduce the number of traffic lights at the junction from two sets to one, and would establish an approach road without traffic lights, so as to improve traffic flow and reduce traffic jams. The relevant plans and other information were also included in the paper submitted to the Legislative Council, and could be provided for Mr WONG Yue-hon's reference after the meeting if necessary;
- (b) as regards Trunk Road T4, relevant departments would study the performance of the cross-district transportation network. And the study would also cover the proposed bypass in Ma Liu Shui, so that vehicles from North District and Tai Po did not need to travel via Sha Tin;
- (c) as regards the road markings and traffic aids at the junction between Tai Chung Kiu Road and Che Kung Miu Road, the CEDD was working with the HyD and the TD for follow-up actions on the complaint about unclear traffic aids after the rezoning. Related improvement works were expected to commence in mid-May;
- (d) as regards the long-term development of Whitehead, he said that the design already took into account the nearby housing developments in future. For example, the road would be converted into a dual two-lane carriageway, that is, with one extra lane on each side. And there would be a new pumping station for sewage disposal;
- (e) he understood that related works on the two footbridges on Shing Mun River (i.e., NF41 and NF42) would affect their users. Therefore, instead of a full closure as originally planned, a partial closure would be implemented, so that pedestrians could continue using those two footbridges. He said that the works had commenced and would continue at the present stage. But any opinions about further optimisation of the footbridge in future could be studied; and
- (f) as regards the traffic in Fo Tan, the CEDD was working with the TD to study the improvement of traffic arrangements in Fo Tan Industrial Estate, and was also working with the Police for follow-up actions on illegal

parking.

53. Mr LEUNG Wing-tak gave a consolidated response as follows:

- (a) in response to comments on NF40, he said that the feasibility study, design, funding application and tendering were all time-consuming. Related works had already commenced in August last year and were expected to be completed in 2021. Since the project involved trenching works and relocation of underground facilities, the HyD needed to discuss with the MTRCL and listen to the views of local groups in the neighbourhood, in order to minimise the impact on them. Therefore the construction would take more time;
- (b) when archaeological remnants were found in Kai Tak during the SCL project, the completion date for the Tai Wai to Hung Hom section was already expected to be postponed until the end of 2019. The MTRCL expected to catch up with some of the progress. Therefore the said section was currently expected to be completed in mid-2019. The entire SCL project, including the Hung Hom to Admiralty section, would be completed at a later stage. As for the project cost, based on the information provided by the MTRCL to the HyD, an overrun was expected after the increase in the entrustment fee. The HyD was reviewing the information provided by the MTRCL and would submit it to the Legislative Council for additional funding later; and
- (c) regarding members' concern on the hillside escalators project, as far as he was aware, the Government had proposed the construction of 20 hillside escalators and there was a highly transparent assessment system, which had been discussed in the Legislative Council. The Government had decided to firstly proceed with 10 higher-ranking projects, before the remaining ones were carried out. Some projects had been completed, however, the two in the Sha Tin District had not yet commenced due to their low rankings at that time.

54. Mr LEUNG Hon-wan gave a consolidated response as follows:

- (a) as regards the relocation of Shatin Sewage Treatment Works to caverns, he responded that the paper already showed the costs of project design, consultancy fees and surveying, which were \$637.7 million in total. And the project cost for the first phase of 399DS was \$2.08 billion in money-of-the-day prices. As the design of the whole project was still under way, the overall cost was roughly estimated to be about \$40-50 billion in money-of-the-day prices, subject to further adjustments based on the gradual sophistication of the design and other factors, including the price index, inflation and exchange rate;
- (b) as for the implementation timetable, the DSD currently planned to apply for funding for the first phase, upon consultation with the STDC Health and Environment Committee on 11 January and the Panel on Development of the Legislative Council on 27 March during the year. It was hoped that the project could commence in the first quarter of 2019 and that the new

sewage treatment plant would be put into use about a decade later. After that the current treatment works would be dismantled in about two years, before the land was handed over to other departments for development purposes. In that process, relevant departments would also make plans for the original site; and

- (c) in response to Mr Michael YUNG's request for a footpath at a bus stop near A Kung Kok Street, he said that the DSD was actively exploring the possibility of related works during the project. He promised to follow up on the details with Mr Michael YUNG. The DSD would also actively follow up on the suggestion with the TD about providing a carriageway linking A Kung Kok Street and Ma On Shan Road. The DSD would also coordinate with the CEDD in the Ma Liu Shui project as necessary.

55. Ms Mable LAM gave a consolidated response as follows:

- (a) in response to members' concerns about the In-situ Reprovisioning of Sha Tin Water Treatment Works - South Works, she said that the preliminary works were expected to be completed by the end of this year, while the main works were still under detailed design. The WSD had always paid attention to the operation of Sha Tin Water Treatment Works. It would submit funding applications to the Legislative Council for the main works in due course and would consult the STDC in advance;
- (b) she was aware of members' concerns about the impact of the In-situ Reprovisioning of Sha Tin Water Treatment Works - South Works on nearby residents. She promised to convey the views to those responsible for the project;
- (c) the 15-year programme of replacement and rehabilitation of water mains had been largely completed. She added that the whole project was divided into 4 stages, and the fourth stage was further divided into 2 phases by district. And Phase 2 did not involve Sha Tin District;
- (d) as far as the Sha Tin District was concerned, only the water mains at Che Kung Miu Road remained to be replaced and rehabilitated under the project. She said that a section of water mains from Sha Tin Water Treatment Plant to Tin Sam Street was rehabilitated on 26 April this year and water supply had been resumed. The WSD increased manpower at related housing estates during the process as it was much concerned about the impact of the resumption on the quality of water supply. The works between Tin Sam Street and Chui Tin Street were also in good progress and were expected to be completed by the end of this year; and
- (e) as regards members' complaints about the pressure and bursts of salt water pipes at Kam Tai Court, she promised to convey their views to relevant persons for follow-up action.

56. Ms Selina LEUNG gave a consolidated response as follows:

- (a) as regards the works progress of the sports centre in Area 24D (Chun Shek Estate), Sha Tin (273RS), she said that the annual report of the previous year had placed the estimated completion in January 2019. However, there was a slight slippage in the timetable since piling works had been affected by bad weather and by more complicated strata conditions than expected. The project was most recently estimated to be completed in the first quarter of 2019; and
- (b) as regards the progress of building a sports centre in Fo Tan, she said that the LCSD carried out different leisure and cultural services projects in accordance with the priorities set by the STDC. She also promised to convey members' views to relevant parties.

57. Mr CHEUNG Wing-hong gave a consolidated response as follows:

- (a) as regards the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui (5101CX), he said that the preliminary feasibility study had been completed. The CEDD would pay attention to the progress and development of the public engagement exercise of the Task Force on Land Supply, before reviewing the timetable for the study in the next stage;
- (b) as regards the question on results of the traffic study in paragraph 14.1.21 of the final report, he responded that the consultant company had made reference to the conceptual spatial framework within the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030", including the related Eastern Knowledge and Technology Corridor, before making a rough assumption about the land use of the potential reclamation site at Ma Liu Shui and conducting the preliminary traffic study. As Ma Liu Shui was close to Science Park and the Chinese University of Hong Kong, the site had the potential to provide quality jobs, in addition to its potential to develop into a residential area. In the study, rough assumptions were made about the numbers of job opportunities and residential units, before the data were used for computer simulations to estimate the relevant traffic flows. Results showed that people otherwise heading for the urban area during peak hours would be diverted to the potential reclamation site, which would reduce the burdens on trunk roads connecting to the urban area. As a result, there would be opportunities to accommodate new residential developments. And the impact on the major trunk roads nearby was expected to be small. The details and results of the computer simulation were also explained in paragraph 14.1.21 of the report;
- (c) the consultant company had also studied nearby water flows under different situations, which, according to the conclusions, generally would not subject to any impact from the reclamation. The study also included some extreme scenarios. For example, during storm surges and heavy rains, the water level of Shing Mun River was expected to rise only slightly by 3cm to 6cm. The CEDD would also work with the DSD to study how to deal with related water level rises in future; and
- (d) as regards the ferry services from the pier at Ma Liu Shui to those at Tung



Ping Chau, Tap Mun and Lai Chi Wo, he added that if the reclamation works were carried out in future, the piers would be relocated to new waterfront areas.

58. Mr CHIU Man-leong said that while it was assumed in the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui (5101CX) that 40 000 job opportunities would be created and traffic problems in the district would be eased, there were nearly 700 000 people in Sha Tin at present and tens of thousands of people would move to the district with 10 000 new residential units to be expected upon the reclamation. As a result, he expected traffic congestion in the district would become even more serious instead. He pointed out that it was peak hours before 9 am for commuting to Science Park. And there were long queues at University Station for buses bound for Science Park, together with severe congestion at the University Station and the roundabout. The local traffic would be overwhelmed with 40 000 new jobs following the reclamation. He opined that creating new or more jobs in the district might have an impact on local traffic conditions, quite contrary to what the report claimed. Even the Kowloon-bound traffic would not be affected, traffic congestion in Sha Tin would still be aggravated. He hoped that the CEDD would reflect the problem to the Development Bureau and shelf the Ma Liu Shui reclamation project.

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

- (a) he wondered how the CEDD had worked out the result of 41 500 employment opportunities, as stated in paragraph 3.1.3 (b) of the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui;
- (b) paragraph 12.3.7 referred to the preliminary study on widening the road section of the Tate's Cairn Highway (between Twin Bridge and Shatin Hospital) from three to four traffic lanes, as well as the construction of a duplicate bridge T6. However, he opined that such works could commence even without the reclamation at Ma Liu Shui;
- (c) he wondered whether the STDC would be further consulted on land options;
- (d) as regards the water pressure and burst of salt water mains at Kam Tai Court, he had discussed the issue with the WSD staff, but the WSD said that there was no need to install branch pipes at the moment. At present, salt water supply to Fu On and Tai Shui Hang areas had to go via Kam Tai Court, where, however, the mains or the gate valve often burst. Two schools had filed complaints to the Office of the Ombudsman and had been promptly provided with temporary pipes by the WSD. Villagers of Tai Shui Hang also had to take water from fire-fighting facilities to ensure sufficient flush water; and
- (e) he suggested that the CEDD and the TD discuss with Mr LI Sai-wing, the Chairman of the TTC, after this meeting for further meeting and reporting arrangements related to the second stage of the "Universal Accessibility" programme and the sheltered pedestrian walkway at Lok King Street in Fo Tan.

60. Mr WONG Wai-man responded that the CEDD had not yet a finalised plan for the next move regarding the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui. He opined that it would be more appropriate to discuss related technical details if the STDC was further consulted on the reclamation project in future. The CEDD also needed to consider the decision of the Task Force on Land Supply about the direction of land development in Hong Kong, including whether reclamation at Ma Liu Shui would be one of the options. He said that members might discuss and follow up on traffic and technical issues with the CEDD after the meeting.

61. Mr HO Hau-cheung said that he remembered the second stage of the “Universal Accessibility” programme and the cover for the pedestrian walkway at Lok King Street in Fo Tan very well, since the discussion on the issues lasted to near midnight at the TTC meeting on 9 May 2017. But he pointed out that the TD should be the government department in charge of those issues.

62. The views of the Chairman were summarised below:

- (a) she agreed that Mr Michael YUNG’s proposal was feasible. And she stressed that in her opinion, as the related projects were carried out at the STDC’s recommendation, it would be more appropriate for the CEDD and the TD to explain and report the related progress to the STDC; and
- (b) she asked the WSD to work with Mr Michael YUNG for follow-up actions or the pressure and bursts of salt water mains at Kam Tai Court.

WSD

63. Members noted the above paper.

2018/2019 Work Plan Outline for Sha Tin District  
(Paper No. DH 22/2018)

64. The Chairman welcomed the following representatives of the Housing Department (HD) to the meeting: Ms NGO Po-ling, Senior Housing Manager (Tai Po, North District and Sha Tin 1); Mr Samuel WONG, Senior Property Service Manager (Tai Po, North District and Sha Tin); Mr Andy KU, Senior Maintenance Surveyor (Tai Po, North District and Sha Tin); Mr WONG Pui-chun, Senior Building Services Engineer (Tai Po, North District and Sha Tin); and Ms Yoki AU, Property Service Manager (Services) (Tai Po, North District and Sha Tin) (1).

65. Ms NGO Po-ling briefly introduced the contents of the paper.

66. The views of Mr LI Sai-hung were summarised below:

- (a) he asked whether the “Total Maintenance Scheme” would be conducted on a cycle basis, and if yes, how it would be carried out, for example, whether the cycle was for the housing estates in Sha Tin District only or across the territory;
- (b) as regards the upkeep of cleanliness of public housing estates, he said that the HD collected refuse at certain fixed times. However, many residents did not dispose of refuse at specified times and they even discarded refuse at public places, such as the lift lobby on each floor. Worst still, the garbage

bags provided by the HD were so thin that liquid in the food waste could easily leak, causing environmental sanitation problems. Some residents suggested that the HD should make reference to the practice at Sheung Lok Estate. He also hoped that the HD would promote the practice at all public housing estates in the territory;

- (c) he said that many people were looking forward to the completion of the PRH development at Shek Mun Estate Phase 2. As the “Territory-wide Overcrowding Relief Exercise” and the “Living Space Improvement Transfer Scheme” were launched in the second half of each year, he wondered whether the schemes this year would include the PRH development at Shek Mun Estate Phase 2; and
- (d) as regards the priorities in maintenance and improvement works, he knew that some non-essential public facilities, such as elderly recreational facilities, were normally funded by Estate Management Advisory Committees (EMACs). Therefore, he wondered whether the additional facilities mentioned in the work plan outline would be separately funded by the HD.

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

- (a) as regards the tree risk assessment, she cited the trees in Mei Lam Estate as an example and said that it was not enough to assess their risks only once a year when the typhoon season came. She and EMAC members were dissatisfied with previous services of tree teams, which had not improved despite repeated complaints. For example, it took three months before tree teams handled a potential danger of tree falling in Mei Lam Estate, and a year before they sawed off the dangerous part of a leaning tree. Right on the day before this meeting, there was an accident of a tree falling on top of a bus at Mei Lam Estate. Eventually fire-fighters were called in to saw off the tree. The accident also caused traffic congestion at the scene. She opined that the manpower and efficiency of tree teams were inadequate. And she hoped that the HD would review the work of tree team; and
- (b) many renovation works had been conducted in Mei Lam Estate. And she thanked the HD Project Division and contractors for their efforts. The services of Easy Living Consultant Limited (Easy Living) had also improved within the year. She hoped that the HD would continue to monitor the performance of Easy Living in cleansing and security.

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

- (a) she pointed out that in some housing estates, such as Shek Mun Estate, the external walls were paved with mosaic tiles, which might fall off over time due to exposure to the sun and the rain. She asked whether the “Total Maintenance Scheme” would cover the maintenance of those external walls. She also asked when this year’s scheme would be carried out and how long it would last;

- (b) she pointed out that mosquitoes and rodents, together with biting midges which were noticed in recent years, had always been a concern for members. And recently units at high, middle and low levels alike in Shek Mun Estate were haunted by a large amount of flies, which in her opinion might come from the construction site across the street. She hoped that the HD would take follow-up actions and seek ways to kill, prevent and eliminate flies;
- (c) she said that smoking in public places was a serious problem at Shek Mun Estate despite a number of anti-smoking measures currently implemented at the estate, including the display of anti-smoking banners and security guards preventing smoking people from entering. She wondered whether the HD had any means to persuade and strengthen the education of members of the public against smoking in public places;
- (d) she pointed out that refuse rooms of the estate were located next to fire escapes, which were blocked due to improper disposal of refuse. It showed that public awareness of fire safety was inadequate. She opined that it was difficult to implement the Marking Scheme for Estate Management Enforcement (the Marking Scheme) relying on manual intervention alone. So far nobody had been allotted demerit points for improper disposal of refuse. Over the years, frontline cleaners had spent extra time in clean-up. In the long run, such a practice could not educate the public on proper disposal of refuse. She suggested that the HD consider installing the Mobile Digital Closed Circuit Television System (MDCCTV) to facilitate the implementation of the Marking Scheme, so as to address the problem of improper disposal of refuse and to impose some deterrent effect; and
- (e) she asked when the HD would conduct pre-allocation of the new PRH units of Shek Mun Estate Phase 2. In addition, the property management office of Shek Mun Estate Phase 1 was currently undergoing expansion. She asked whether it would serve as an estate office, because in her opinion, only one estate office would be inadequate to handle intake matters. She wondered whether the HD had other solutions. She also wondered when the tendering process for the wet market in She Mun Estate would be carried out.

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

- (a) she said that the HD had ownership of Tenants Purchase Scheme (TPS) estates, as well as one seat in each Owners' Corporation (OC). However, she opined that the HD could have treated TPS tenants better. For example, she said that between 2015 and 2016, there was seepage at the terrace of a low-rise unit in Hin Keng Estate. However, as the problem occurred at a public place, it was supposed to be addressed by the OC, which, however, claimed that the seepage was caused by the HD's failure to turn off the water tap. As a result, the problem had remained outstanding for two years;
- (b) she pointed out that the maintenance works of elderly fitness equipment in Hin Keng Estate were progressing slowly, and the facilities were often

damaged. She had advised the OC on a number of ways of rodent control in Hin Keng Estate, without seeing any improvements. And the replacement of lifts was also progressing slowly. For those issues, she opined that the HD had the responsibility to monitor TPS estates, such as monitoring the progress of regular maintenance by OCs and urging property management offices to make improvements;

- (c) she pointed out that over the years, the HD had never detailed upon improvements of TPS estates in its work plan outline, which she suggested should include information about key projects in TPS estates; and
- (d) in view of the upcoming intake of the new HOS units in Ka Shun Court, she hoped that the HD could provide more related information.

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

- (a) he expressed appreciation of Ms AU in charge of the management of Yan On Estate for her good work. However, he said that the Work Plan Outline brought no pleasant surprises and included only the replacement of some of the ageing sprinkler system as far as Yan On Estate was concerned;
- (b) he opined that there was a need to improve the tree risk assessment. And he was worried that there might be tree falling accidents in Yan On Estate since the estate was more exposed to the wind. Besides, as trees grew, their roots would become stronger. He suggested that the HD enlarge the rings around the roots of trees;
- (c) he pointed out that the property management services of Yan On Estate were outsourced. Therefore the HD's special squad should not be relied upon alone to issue penalty tickets against illegal parking. He wondered whether the HD had any measure to properly deal with illegal parking, other than impounding vehicles;
- (d) there were people gathering and smoking at Closed Circuit Television (CCTV) blind spots in the estate, such as those near the table tennis tables and seats at Yan Hei House and Yan Yuet House and outside 168 Restaurant. Therefore, he suggested that the HD install more CCTV at appropriate locations; and
- (e) he was concerned that some management manpower in Yan On Estate would be deployed to Shek Mun Estate with the upcoming completion of Phase 2 of the latter. Besides, he pointed out that the refuse collection arrangements of Easy Living could be improved. For example, it was inadequate to collect the refuse of 24 units with a plastic drum of about 60 litres. He suggested the HD request the management company to increase the number of plastic drums for refuse collection.

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

- (a) he suggested that the HD list in the Work Plan Outline the tasks related to

estates under the TPS, those with outsourced management services and those managed directly by the HD;

- (b) he pointed out that the greening percentage was ideal in design for estates of 30 years or above. He hoped that the HD would replant trees which had been lost due to natural disasters and other factors in order to maintain the greening area. He suggested that the HD should examine the trees on a regular basis to prevent pests and other health problems, and should find ways to prevent the spread of such tree diseases as brown root rot;
- (c) for example, he said that different organisations were involved in the management of different parts of Lung Hang Estate, such as the shopping mall of Link Asset Management Limited (the Link), the car park, the cooked food stalls and the outsourced market. He suggested that the HD take the lead and coordinate efforts by different companies in pest control with the same schedule and the same drug;
- (d) he pointed out that it was difficult to implement the Marking Scheme in outsourced estates, since staff members had no right to enforce the law. Even if they saw someone smoking, littering, or riding a bicycle or a segway on a footpath, they could not check the offenders' ID cards but could only give advice. He suggested that the HD review related policies in line with the actual situation; and
- (e) he suggested that the HD install more elderly fitness equipment in Lung Hang Estate and repair the stairs and footpaths.

72. The views of Ms CHAN Man-kuen were summarised below:

- (a) she suggested that the HD include tasks related to TPS estates into the work plan outline as well;
- (b) she opined that the service contractors of TPS estates were not doing a good job and they were not proactive enough in maintenance work. She cited a previous example in which someone was suspected to have died in a unit. The contractor was informed but did not take swift actions. At last the case was dealt with only upon police intervention. She opined that contractors did not have the sensitivity to handle and the determination to solve problems. And they had insufficiencies in follow-up work as well. She hoped that the HD would strengthen supervision; and
- (c) she suggested that the HD review and regularly update the emergency contacts of estate tenants, so that property management offices could timely reach them in case of emergencies. She asked when the last update record was dated.

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

- (a) he pointed out that the replacement of laundry racks in Lek Yuen Estate had been basically completed. However, he wondered how the HD would solve

the problem of not being able to install outdoor laundry racks in some units in Fu Yu House. He did not agree that installing indoor laundry rods would be a solution. He asked the HD to provide outdoor laundry racks for those units;

- (b) he said that the metal gates of some public housing flats in Tai Po had been easily compromised. And metal gates of the same model were used in many housing estates in Sha Tin, including Lek Yuen Estate. He enquired about the HD's possible improvements;
- (c) he said that the special squad was needed for on-site law enforcement from time to time against illegal parking and smoking in public places. He noticed that traffic congestion was serious at Wo Che Estate on weekend nights, but nothing could be done for improvement. As a result, estate management staff had to place mills barriers on the road to prevent illegal parking, which only caused road obstruction. He enquired about the manpower of the HD's special squad for the Sha Tin District and the time necessary for them to patrol all estates in the district. He also asked whether the HD considered increasing the manpower of the special squad to penalise offenders;
- (d) he pointed out that it was recently suggested that structures be built near the staircases of housing estates, such as Wo Che Estate and Lek Yuen Estate, for two more flats. He enquired about the HD's response. He opined that the HD should explain the infeasibility of the proposal, such as the involvement of the Link or the actual difficulties even in modifying roads and bus stops; and
- (e) he asked whether the Marking Scheme applied to mental patients. He also wondered how the HD would deal with cases when residents living near mental patients were disturbed but had nowhere to turn for help.

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

- (a) he said that residents living in his estate often visited Kwong Yuen Shopping Centre, which was of a European-style design with more open areas but poor cleansing. Although Kwong Yuen Shopping Centre had been sold to the Link, it involved undivided shares in Kwong Yuen Estate. Therefore, the HD was the major owner of Kwong Yuen Shopping Centre and had the responsibility to monitor cleansing work by the Link within the shopping centre, including strengthening the cleansing of the ground and floors in Kwong Yuen Estate. He also suggested that the HD monitor the details included in the Link's tender documents, so that the Link would not omit some requirements just to lower costs;
- (b) he said that many problems derive from the unclear demarcation of housing estates. For example, in replying to one of his enquiries, the HD said that the planters and steps between Kwong Yuen Estate and the bus stop did not fall under the remit of the HD or the Link, without providing detailed information. He opined that the HD and the Lands Department should

clarify the responsibility of maintaining the planters and steps; and

- (c) he also noticed that a tree in the estate was seriously leaning. He was worried that there might be an accident if it was not dealt with.

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

- (a) Yiu On Estate fell under the HD's TPS; therefore any transfer of ownership should be subject to the HD's approval. He opined that the HD had the responsibility to care about the rights and interests of owners and residents;
- (b) he had filed complaints with the building management office about the unauthorised use of public rental flats as workshops, as well as undesirable behaviours of residents, such as smoking, littering and spitting. But such problems remained difficult to tackle;
- (c) he enquired about the manpower of the special squad, including the number of eligible law enforcement officers. He opined that the special squad was understaffed at present. In addition, he wondered whether the HD would increase penalties against offending tenants in TPS estates. If related offences were not sanctioned, the regulation would be useless and residents would continue to spoil the environment. Disputes among residents would cause disharmony in the community; and
- (d) he said that while tenant management work was outsourced to contractors, it was difficult and time-consuming to replace a contractor.

76. The views of Mr James CHAN were summarised below:

- (a) he pointed out that there were smoking areas in some housing estates, such as Chung On Estate. However, many residents preferred smoking in other open areas and they even gambled in groups. He suggested that the HD consider imposing an estate-wide smoking ban in public housing estates, for the sake of a cleaner and more liveable environment. He opined that the success of comprehensive smoking ban in parks and beaches managed by the LCSO could serve as a good example. He hoped that the HD would include a pilot scheme of estate-wide smoking ban in its following one-year, three-year and five-year plans, so as to prevent unscrupulous residents from smoking in open areas and affecting others; and
- (b) as regards the problem of gambling in Chung On Estate, he said that someone had been prosecuted by the Police, but the HD apparently did not allot demerit points, which, in his opinion, would make the problem hard to resolve.

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

- (a) as regards the "Green Delight in Estates" programme, he said that municipal solid waste was mainly food waste. However, he opined that the HD did not pay much attention to the promotion of food waste recycling in



its work plan outline. He hoped that the HD could make improvements;

- (b) as for the installation of laundry rods in Mei Tin Estate, he opined that the HD's previous efforts to set up temporary laundry areas in the estate had been received. Without such a laundry area, residents would dry their clothes at road side, which would be unsanitary and affect the cityscape. Therefore, he hoped that the HD could meet residents' laundry needs;
- (c) he hoped that the HD would replace the parts of the escalators in Mei Tin Shopping Centre as soon as possible, since they often broke down and caused inconvenience to the residents nearby;
- (d) he pointed out that there had been recently two triad-related youth crimes in Mei Tin Estate, one of them being a serious chopping case. Since Mei Tin Estate was a relatively new estate, there were many youngsters gathering at night. He hoped that the HD would pay more attention to public security; and
- (e) he opined that the signs of smoking areas in estates were not clear enough, so that some residents did not even know there were such areas. As a result, they smoked in non-smoking areas and affected other people. He hoped that at HD would pay more attention in that regard.

78. The Chairman opined that the problems mentioned by many members had long existed over the years. She hoped that the HD would respond positively.

79. Ms NGO Po-ling gave a consolidated response as follows:

- (a) TPS estates were not included in the work plan outline because it was the HD's general practice that related divisions firstly formulated policies, before annual work plans were developed for individual rental housing estates across the territory. While divisional work plans might not necessarily apply to TPS estates, the HD also took part in the management of such estates. For example, the HD assisted TPS estates in setting up OCs and send representatives to the meetings of Management Committee (MCs). By doing so, the HD's opinions and measures on important issues of estate management (such as fire prevention and lift safety) would be conveyed through MCs to OCs and other members. In addition, the HD would pay attention to whether MCs follow its advice in management work;
- (b) Tree assessment was conducted on an annual basis. But the daily conditions of trees were also supervised by estate managers. The work might also be outsourced when necessary. In the case of Mei Lam Estate, the tree unfortunately fell before the scheduled work in late May;
- (c) as regards the environment in housing estates, she opined that education of residents should be strengthened in addition to the Marking Scheme. She hoped that comprehensive improvements could be made. As for the disposal of refuse on each floor, the HD would issue stronger advice to

residents who did not cooperate and disposed of refuse in lobbies. The HD would carefully consider the proposal on installing surveillance systems in buildings since it involved residents' privacy;

- (d) as for the implementation of the Marking Scheme, estate managers would not be able to identify mental patients and would allot demerit points to any offenders. If the persons concerned filed appeals on the grounds of mental problems, the HD would consider discretionary handling; and
- (e) she said that the above was her general response in terms of estate management. As for the management of individual estates, she encouraged members to take follow-up actions with related estate managers for the sake of improvements.

80. Mr Andy KU gave a consolidated response as follows:

- (a) the cycle of Total Maintenance Scheme was generally five or ten years, to be determined by the HD based on the ages of specific estates rather than regions. It would be shorter at five years for older estates, and longer at ten years for newer ones;
- (b) Total Maintenance Scheme mainly covered indoor repairs and inspections, but not external walls. If HD noticed problems with mosaic tiles on external walls, it would arrange for contractors to take actions as soon as possible;
- (c) the elderly recreational facilities mentioned in the work plan outline would be funded as estate maintenance and improvement, not by EMACs;
- (d) the HD would follow up on the enhancement of elderly fitness facilities and the repair of stairs and footpaths at Lung Hang Estate;
- (e) as regards units in Lek Yuen Estate for which it was technically impossible to install laundry racks on external walls because of the existing planters, the HD had installed laundry rods at the terraces for residents' use;
- (f) as regards news reports that Type III metal gates could be easily opened with tools, he opined that those were only isolated examples. He said that public housing estates were protected by multiple security features, including metal gates, the main entrance, 24-hour security guards on duty and CCTV in lifts, which he believed were already quite sophisticated. Type III metal gates were different from Type IV ones in that the latter type featured a cover over the lock and a wider hasp. Other than that, the two types were not much different in terms of security functions. Therefore the HD had no plan to replace Type III metal gates with Type IV ones for the time being; and
- (g) as regards metal gate parts at Yiu On Estate, he found it unacceptable to wait for seven or eight months before a replacement was made. The HD would coordinate with the contractor concerned and would request the new contractor in future to place orders as early as possible, so as to shorten the

transition period and to avoid similar incidents.

81. Mr Samuel WONG gave a consolidated response as follows:

- (a) as regards the smoking areas in Chung On Estate and the suggestion of a comprehensive smoking ban, he said that the HD should take into account the needs of smoking residents and therefore needed to keep the smoking areas as per the prevailing policy. He opined that publicity efforts could be made to specify the locations of smoking areas, such as posting notices in lift lobbies and bringing the matter to EMAC meetings. Since smoking areas in housing estates were normally located at the same places, he opined that their locations should be well-known to most residents except for new tenants and visitors;
- (b) the HD would work closely with the Police to combat gambling in public places of housing estates. For example, estate managers would ask the Police for help if they noticed any such incidents. The HD's tenancy managers would be notified if the Police pressed charges against related gamblers. And the HD would allot demerit points to public housing residents convicted of illegal gambling;
- (c) in response to laundry arrangements in housing estates, the HD would discuss with EMACs on the locations and opening hours of laundry areas, so as to meet residents' needs as much as possible;
- (d) in response to the frequent suspensions of escalators in Mei Tin Estate, the HD was carrying out a comprehensive inspection of all escalators in the estate in phases, covering two escalators last year and the rest in the current and the following years. He said that the stability of escalators could be enhanced by the comprehensive inspection, which, however, would require the suspension of escalators during the process. He would like to seek the understanding of the public; and
- (e) as regards Members' concern about juvenile crimes in Mei Tin Estate, he pointed out there were police representatives in the EMAC and that the HD would communicate closely with the Police to combat crimes in housing estates. Security guards had also stepped up patrols, and they would asked the Police for help in case of serious cases, such as those involving triad organisations or crimes.

82. Ms Yoki AU gave a consolidated response as follows:

- (a) for waste disposal at Shek Mun Estate, the HD would enhance public education, such as putting up posters in lobbies and including related information in estate newsletters. And the HD would allot demerit points to residents who disposed of refuse improperly;
- (b) the HD would inspect seepage problems on site if PRH tenants were involved. However, if home owners were involved, assistance would be required from the Joint Offices for Investigation of Water Seepage

Complaints set up by the Buildings Department and the Food and Environmental Hygiene Department;

- (c) as regards tree management in Yan On Estate, she pointed out that HD also noticed fallen trees after typhoons. The HD conducted on-site inspections with MCs and the Horticulture Team from time to time. The HD would also consider enlarging or removing the rings of trees which had fallen or which had severely protruded roots; and
- (d) in response to the request for installing CCTVs at Yan On Estate to prevent people from smoking in non-smoking areas, she said that the Marking Scheme was already implemented at PRH estates. In addition, the HD would consider the installation of CCTVs by taking into account both transport and security needs upon the completion of Yan On Estate Phase 2.

83. Members noted the above paper.

84. As a quorum was not present after 15 minutes, the Chairman declared to adjourn the meeting at 7:33 pm. She also decided that the questions on the “Proposal on Housing Development on the Periphery of Country Parks” and on the “Public Open Space of Private Housing Estates” would be dealt with at the next meeting, and that the “Report of Working Group”, the “2018-2019 Approved Estimates of an Expenditure Head under the Committee” and the “Population of Public Housing Estates and Private Sector Participation Scheme Courts in Sha Tin” would be dealt with by circulation of papers.

#### **Date of Next Meeting**

85. The next meeting was scheduled to be held at 2:30 pm on 5 July 2018 (Thursday).

86. The meeting was adjourned at 7:33 pm.

Sha Tin District Council Secretariat  
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