

**Minutes of the 1st Meeting of
the Sha Tin District Council in 2018**

Date : 25 January 2018 (Thursday)
Time : 2:30 pm
Venue : Sha Tin District Council Conference Room
 4/F, Sha Tin Government Offices

<u>Present</u>	<u>Time of joining the meeting</u>	<u>Time of leaving the meeting</u>
Chairman : Mr HO Hau-cheung, SBS, MH	2:30 pm	8:02 pm
Vice-Chairman : Mr PANG Cheung-wai, Thomas, SBS, JP	2:30 pm	6:35 pm
Members :		
Mr CHAN Billy Shiu-yeung	2:30 pm	6:55 pm
Mr CHAN Kwok-keung, James	3:02 pm	7:09 pm
Ms CHAN Man-kuen	2:30 pm	7:34 pm
Mr CHAN Nok-hang	2:30 pm	8:02 pm
Mr CHENG Tsuk-man	2:30 pm	6:36 pm
Mr CHING Cheung-ying, MH	2:30 pm	7:51 pm
Mr CHIU Chu-pong, Sunny	2:30 pm	5:45 pm
Mr CHIU Man-leong	2:30 pm	7:34 pm
Mr HUI Yui-yu, Rick	2:30 pm	4:07 pm
Mr LAI Tsz-yan	2:45 pm	7:58 pm
Ms LAM Chung-yan	2:30 pm	7:31 pm
Mr LEE Chi-wing, Alvin	2:30 pm	5:42 pm
Mr LEUNG Ka-fai, Victor	3:00 pm	7:13 pm
Mr LI Sai-hung	2:30 pm	8:02 pm
Mr LI Sai-wing	4:59 pm	6:36 pm
Mr LI Wing-shing, Wilson	2:30 pm	8:02 pm
Mr MAK Yun-pui	2:30 pm	6:42 pm
Mr MOK Kam-kwai, BBS	2:38 pm	6:43 pm
Mr NG Kam-hung	2:41 pm	8:02 pm
Ms PONG Scarlett Oi-lan, BBS, JP	2:30 pm	4:47 pm
Mr PUN Kwok-shan, MH	2:30 pm	7:45 pm
Mr SIU Hin-hong	2:30 pm	7:32 pm
Mr TING Tsz-yuen	2:30 pm	6:38 pm
Mr TONG Hok-leung	2:30 pm	7:14 pm
Ms TSANG So-lai	2:30 pm	6:36 pm
Ms TUNG Kin-lei	2:30 pm	7:48 pm
Mr WAI Hing-cheung	2:30 pm	7:53 pm
Mr WONG Fu-sang, Tiger	2:30 pm	8:02 pm
Mr WONG Hok-lai	2:30 pm	8:02 pm
Mr WONG Ka-wing, MH	2:39 pm	7:34 pm
Ms WONG Ping-fan, Iris	2:30 pm	7:47 pm
Mr WONG Yue-hon	2:30 pm	7:52 pm
Mr YAU Man-chun	2:30 pm	6:38 pm
Mr YIP Wing	2:30 pm	8:02 pm

Present

Mr YIU Ka-chun
 Ms YUE Shin-man
 Mr YUNG Ming-chau, Michael
 Secretary : Mr YUEN Chun-kit, Derek

**Time of joining
the meeting**

2:30 pm
 2:30 pm
 2:30 pm
 Senior Executive Officer (District Council) /
 Sha Tin District Office

**Time of leaving
the meeting**

7:40 pm
 8:02 pm
 8:02 pm

In Attendance

Ms CHAN Yuen-man, Amy, JP
 Mr WONG Tin-pui, Simon

Mrs MAK LAU Wai-mun, Josephine

Mr Sean LIN

Ms HO Yuet-ping, Jolie

Mr WOO Tim

Mr NG Kok-hung

Mr YUEN Tat-yung, Zorro

Ms CHU Ha-fan, Jessica

Ms KWOK Wai-ying, Candy

Ms HEUNG Ching-ye, Alice

Mrs WONG KWOK Kin-wa

Ms CHAN Siu-kin, Ester

Ms LAW See-ngar, Briget

Ms LEE Mei-ye

Mr LEUNG Cheuk-ming, Rico

Ms NG Sheung-han, Alice

Mrs LEE CHEUNG Yat-wai, Gloria

Title

District Officer / Sha Tin District Office
 Assistant District Officer / Sha Tin District
 Office
 District Commander (Shatin) / Hong Kong
 Police Force
 Police Community Relations Officer (Shatin
 District) / Hong Kong Police Force
 DI (District Intelligence Section) (Shatin) /
 Hong Kong Police Force
 District Lands Officer (Atg) / ST (District
 Lands Office, Sha Tin) / Lands Department
 Administration Assistant / Lands (District
 Lands Office, Sha Tin) / Lands Department
 Chief Engineer / New Territories East 3 /
 Civil Engineering and Development
 Department
 District Planning Officer (Sha Tin, Tai Po and
 North) / Planning Department
 Principal Transport Officer / New Territories /
 Transport Department
 Chief Leisure Manager (New Territories East)
 / Leisure and Cultural Services Department
 District Leisure Manager (Sha Tin) (Atg) /
 Leisure and Cultural Services Department
 Deputy District Leisure Manager (District
 Support) Sha Tin / Leisure and Cultural
 Services Department
 Assistant District Leisure Manager (District
 Support) Sha Tin / Leisure and Cultural
 Services Department
 Senior Librarian (Sha Tin) / Leisure and
 Cultural Services Department
 Senior Manager (New Territories East)
 Promotion / Leisure and Cultural Services
 Department
 Manager (New Territories East) Marketing
 and District Activities / Leisure and Cultural
 Services Department
 District Social Welfare Officer (Shatin) /
 Social Welfare Department

In Attendance

Mr TSAI Yu-sing, Eric

Ms YIP Sau-mei, Joyce

Mr CHAN Kai-lam, Allan

Mr LAM Sau-ki, Denis

Mr WONG Kok-ming, David

Mr Johnny MOK

Mr Boris CHU

Mr NG Chi-tak

Mr FOK Kai-tai

Ms CHENG Ka-po, Theresa

Ms CHENG Yuk-kam, Brenda

Ms LEUNG Wai-shan, Cecilia

Mr HO Kin-nam, David

In Attendance by Invitation

Mr YING Yiu-hong, Stanley, JP

Ms LO Wing-ye, Alice

Ms NGO Po-ling

Mrs CHIU CHAN Fong-wah, Florence

Ms CHAN Hong-lei, Connie

Title

District Environmental Hygiene
Superintendent (Sha Tin) / Food and
Environmental Hygiene Department
Chief School Development Officer (Shatin) /
Education Bureau
Chief Manager (Management) (Tai Po, North
and Shatin) / Housing Department
Project Manager (Architect) / Sha Tin District
Office
Architect (Works)8 / Home Affairs
Department
Director / Ho & Partners Architects Engineers
& Development Consultants Limited
Architect / Ho & Partners Architects
Engineers & Development Consultants
Limited
PE / Ho & Partners Architects Engineers &
Development Consultants Limited
Engineer / Ho & Partners Architects
Engineers & Development Consultants
Limited
Chief Liaison Officer / Sha Tin District Office
Senior Liaison Officer (East) / Sha Tin
District Office
Senior Liaison Officer (West) / Sha Tin
District Office
Executive Officer I (District Council)1 /
Sha Tin District Office

Title

Permanent Secretary for Transport and
Housing (Housing) / Director of Housing
Head (Central Support Unit) / Housing
Department
Senior Housing Manager (Tai Po, North and
Shatin 1) / Housing Department
Senior Publicity Manager (News) (1) /
Housing Department
Assistant (Central Support Unit) (2) / Housing
Department

Action

The Chairman welcomed Members and representatives from government departments and organisations to the first meeting of this year.

2. The Chairman informed all attendees that some members of the public, being present as observers, were taking photographs and making video and audio recordings.

3. The Chairman, on behalf of the Sha Tin District Council (STDC), welcomed the following representatives to the meeting: Mr Stanley YING of the Permanent Secretary for Transport and Housing (Housing) of the Director of Housing, Ms Alice LO, Head (Central Support Unit) of the Housing Department (HD); Ms Josephine LAU, District Commander (Shatin) of the Hong Kong Police Force; Ms Joyce YIP, the new Chief School Development Officer (Shatin) of the Education Bureau; Mrs WONG KWOK Kin-wa, District Leisure Manager (Sha Tin) (Atg) representing Ms LO Lai-fong, Jackie, District Leisure Manager (Sha Tin) of the Leisure and Cultural Services Department.

Confirmation of the Minutes of the Meeting Held on 23 November 2017
(STDC Minutes 6/2017)

4. The Secretariat had received the proposed amendment submitted by Mr SIU Hin-hong before the meeting. The proposed amendment had been placed on the conference table.

5. Mr SIU Hin-hong proposed that paragraph 30(a) be amended as follows:

- (a) **he said he understood that sewage of every housing estate was collected in a terminal manhole before going into the STW via the public sewerage system. According to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, "Drains and private sewers, provided for the carriage of foul water, shall, where there is a public sewer provided for the carriage of foul water at a suitable level and position within 30 m of the boundary of the lot on which the building, for which such drains or private sewers are provided, is erected, be connected to such public sewer." Currently, the Mass Transit Railway Corporation (MTRC) had to convey the sewage of Royal Ascot to the terminal manhole 600 m away near Fo Tan Railway House by detouring round two large housing estates. He opined that the Government was responsible for providing a sewer manhole within the lot of Royal Ascot for its sewage to travel directly to the terminal public sewer via the sewer manhole before going into the STW, in order to replace the current method of transporting the sewage through a 600 m non-Royal Ascot terminal manhole to the public sewer manhole. He hoped that Director of Drainage Services would clarify the ownership and maintenance responsibilities of the sewer measuring over 600 m long;**

6. The Council approved the above amendment and confirmed the above minutes unanimously.

Visit of Director of Housing

7. The Chairman invited Mr Stanley YING to briefly introduce the work of the HD.

8. Mr Stanley YING briefly introduced the work of the HD. The main points were as follows:

- (a) he was glad to attend the STDC meeting and briefly introduce the work of the HD. He would also like to take this opportunity to listen to Members' feedback and advice;
- (b) in respect of the Long Term Housing Strategy (LTHS), the LTHS Steering Committee, set up in 2012, had conducted a public consultation for more than two years, and published the LTHS in late 2014;
- (c) under the framework of the LTHS, the Government updated the long term housing demand projection annually and presented a rolling ten-year housing supply target. The latest total housing supply target for the next decade announced by the Government recently was 460 000 units. They comprised of 280 000 public housing units, among which 200 000 were public rental housing (PRH) units and 80 000 were subsidised sale flats, while the remaining were private housing units;
- (d) up till now, the land resources that the Government had identified were expected to provide around 237 000 public housing units in the next decade. The number fell short of the supply target. The Government would continue to make every effort to identify land resources so as to meet the supply target of 280 000 public housing units;
- (e) over the past three years from the publication of the LTHS in 2014 to this year, all relevant government departments had been actively working on housing supply and development and had made some progress. For example, the five-year public housing production would increase from around 70 000 units to over 100 000 units in the next five years (among which about 75 000 were PRH flats while about 25 000 were subsidised sale flats);
- (f) the Government had set aside part of the fiscal reserve for housing supply. The amount had accumulated to \$78.8 billion so far. If necessary, the Hong Kong Housing Authority (HA) would discuss with the Government and apply to the Finance Committee of the Legislative Council (LegCo) for funding from the Housing Reserve when appropriate. In addition, the Government increased the manpower of the relevant departments every year to assist in handling the arrangements in respect of housing land and construction;
- (g) currently, the supply of sites for housing development (especially the "spade-ready sites") still fell short of demand. Generally speaking, it took about four to five years to complete housing developments on "spade-ready sites", while it would take a longer time for "non-spade-ready sites". The Government would continue to make every effort to identify sites for housing development;
- (h) according to the LTHS, the housing supply problem that Hong Kong was facing now was caused by prolonged demand-supply imbalance of housing. When the

Government dealt with this problem, it should start with housing supply by adopting a supply-oriented strategy;

- (i) the HA would from time to time review the enhancement of efficient use of PRH resources, such as the Well-off Tenants Policies. The HA revised the policies in 2017. The past principle of exceeding the relevant income and asset limits simultaneously was tightened to meeting the requirement in relation to the restriction on “households with private domestic property ownership” or not exceeding the maximum income or asset limit;
- (j) the revised Well-off Tenants Policies had been implemented starting from the declaration cycle in October 2017. Over 1 000 PRH households were involved. The revised policies would be applicable to over 200 000 households who were required to submit their declarations in the cycle in April this year. The HA would continue to scrutinise the information collected and monitor the implementation of the policies and conduct reviews if necessary;
- (k) if individual PRH units were overcrowded, tenants might apply to the HA for transfer. In the past, the HA had arranged territory-wide transfers to alleviate the problem of overcrowded living environment two to three times a year, and the number of units reserved was about 2 000. In recent years, such transfers had been adjusted to once a year, and the number of units reserved was cut down to about 1 000. It was hoped that resources could be spared for speeding up the PRH allocation to the applicants on the Waiting List;
- (l) the HA discovered that among the general PRH applicants, some of them were already PRH tenants. Upon discussion, the HA had decided that if all family members were PRH tenants in a PRH applicant family, their applications would be frozen for one year. This meant that they would be accorded a lower priority on the Waiting List so that resources could be spared for those applicants who were in more urgent need;
- (m) owners of subsidised sale flats had all along been allowed to sell their flats, without payment of premium, to holders of Green Form Certificate in the Home Ownership Scheme (HOS) secondary market. The HA had launched a scheme called the White Form Secondary Market Scheme (WSM), with a view to extending the HOS secondary market to potential buyers with White Form status. Subsidised sale flats without payment of premium were allowed to be sold to buyers with White Form status. The HA had selected two estates for the pilot scheme. The Subsidised Housing Committee of the HA had recently conducted a review on the WSM, and agreed that the Scheme would be regularised. The quota of the WSM in 2018 was 2 500 units. Afterwards, the HA would lay down the quota of the WSM on a yearly basis in response to the needs. The HA hoped that the Scheme would help the subsidised sale flat owners who wished to sell their flats without payment of premium and the potential buyers with White Form status;
- (n) the HA had launched a pilot project under the Green Form Subsidised Home Ownership Pilot Scheme (GSH). GSH units would be sold to Green Form

Certificate holders. The Government hoped that on the one hand, the project could help those holders to buy their own flats, on the other hand, it could help vacate PRH units for applicants on the Waiting List through the arrangement of “one-for-one replacement”. Such an arrangement would neither increase nor cut down the housing supply. The HA would discuss later whether the GSH would be regularised and which PRH developments that near completion would be more suitable for conversion into GSH developments;

- (o) currently, there were about 760 000 PRH units in Hong Kong. The department was concerned about the PRH issues and would keep close contact with the relevant departments to follow up the PRH management issues. For example, after excessive lead content was found in the drinking water of PRH estates, the department immediately took active follow-up actions by replacing the pipes for 11 PRH estates affected by excessive lead content in the drinking water. In addition, after metal spalling of the newly installed water facilities of an HOS estate in Tsuen Wan was found, the Water Supplies Department (WSD) provided technical support to thoroughly rinse the pipes of the concerned units so as to minimise the metal residue in the drinking water. Regarding the blue particles recently found in the drinking water of PRH estates, the laboratory test result of the WSD after study revealed that they were copper oxide, which would not pose any hazard to the drinking water. Moreover, the department had been following up the service quality of contractors; and
- (p) he thanked the STDC Members for having assisted the HA and HD in liaison with the community over the past years, making contribution to the the Sha Tin District in respect of housing issues.

9. The Chairman thanked Mr Stanley YING for having given a brief introduction to the highlights of work of the HD. He invited Members to express their views. Since a lot of Members were to speak on this item, he would arrange one round of speech only.

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

- (a) under the existing Well-off Tenants Policies in respect of taxi licences, taxi drivers under the age of 60 were required to declare the taxi licences that they held. Currently, a taxi licence valued over \$2 million, and the market price was even over \$6 million. Taxi drivers often blamed that if they sold their taxi licences and applied for PRH units, then they would not be able to earn a living in the future. Moreover, the policies might make some people change the name of the holder of a taxi licence by illegal means. He asked the HD whether it had any improvement measures to enable taxi drivers to apply for PRH units without affecting their employment;
- (b) in respect of the first Chief Executive’s saying that Lee On Estate could be put on sale but it turned out that it was not listed under the Tenants Purchase Scheme (TPS), some residents were dissatisfied with this case. He requested the department to study again the TPS, such as putting those PRH estates completed over 25 or 30 years ago on sale; and

- (c) he said that the metal gates, windows and mail boxes of housing estates completed over 25 or 30 years ago were deteriorating. The elderly might find it difficult to open and close the deteriorating windows. When the air-conditioners were turned on or during typhoons, the windows were even shaking. He requested the department to study the implementation of a major metal gates, windows and mail boxes replacement exercise.

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

- (a) he pointed out that after divestment of some of the HD assets to the Link Asset Management Limited (Link REIT), since there was an agreement which mutually limited the development of floor areas, this resulted in the current situation that covers could not be provided in public spaces to protect pedestrians from objects being thrown from height due to the restriction on floor area. At present, some seats without covers were found in open spaces. Without any shelter against rain and sunshine, the seats would deteriorate fast. He hoped that the HD would discuss the exemption from restriction on floor area with Link REIT. As Link REIT was also facing the same problem, he considered that Link REIT would also be willing to discuss exemption with the HD. He believed that not only Sun Chui Estate was facing this problem, but also other PRH estates. As such, he hoped that the HD would look into the situation;
- (b) he mentioned the problem of high room temperature in PRH units on top floors. He pointed out that the insulation facilities of Sun Chui Estate were installed over ten years ago. The room temperature of units on top floors might reach 36°C in summer. Such a situation was not acceptable. He was aware that insulation materials that met the standard requirements were laid on the rooftop of PRH estates, but the materials could not help lower the temperature. Therefore, he requested the department to review the room for improvement in respect of insulation; and
- (c) currently, the maximum income limit for singleton applicants of PRH was around \$11,000 only. Many members of the public could neither fall into the safety net of PRH nor afford private housing or HOS flats. He said that for example, a citizen with a monthly income of \$12,000 could not afford HOS flats. Meanwhile, they could only rent a bed space in private accommodation. He hoped that the HD would consider the needs of the public.

12. The views of the Vice-Chairman were summarised below:

- (a) he had suggested the provision of a bus interchange for the proposed some 4 000 GSH units and two neighbouring HOS buildings with a total of over 5 000 units. The proposal was also supported by the HD. He asked whether the proposal had been finalised as he did not see any bus interchange when he visited the site. He asked the HD whether a visit to the GSH site could be arranged for Members so that they could give advice on the existing environment, construction progress and completion of the bus interchange, etc. He believed that Members' views would help the HD and the HA in discussion of the relevant issues;

- (b) he pointed out that the Transport Department still had not given a clear answer on how many bus and minibus routes would be provided for the GSH estate upon its completion. He considered that as the GSH estate was located in a remote area, adequate ancillary transport facilities such as bus and minibus services must be provided. However, the existing ancillary transport facilities for Sui Wo Court should not be used because this would cause traffic jam, and thus affecting the residents in the area who had to commute between the area and other districts. He hoped that the concerned department would provide the GSH estate with direct ancillary transport facilities linking to different destinations such as Hong Kong Island, Kowloon, Tai Wai, Fo Tan and MTR Sha Tin Station. He also hoped that before the intake of the GSH estate, the department would fulfill the promises that it had made before; and
- (c) he had received comments saying that currently, the HD staff of some PRH estates moved the shared bicycles out of the estates for parking. He considered that this practice was unreasonable, and asked whether this was a policy of or order by the HD. He requested the department to take note of and review the way or established policy of handling the recklessly parked shared bicycles;

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

- (a) he pointed out that Yan On Estate was the only “estate with lead content in drinking water” in the Sha Tin District. He also showed a filmlet in which blue particles were found in the filters (commonly known as “strainers”) of water pipes. He asked whether there was any problem with the instructions on the training of the construction industry at present. It was because the pH value of colophony soldering paste was 2. But the current practice was to apply it onto the external side of water pipes and the internal joints. He pointed out that this method, which might probably be wrong, might have been used to deal with the pipes of about 2 000 units. He asked whether any problem would arise. In addition, he showed a photo, saying that there would not be any problem if compression rings were used. He also pointed out that the batch newly replaced were brushed, which could prevent debris from moving into the inner side of the pipes. However, since colophony soldering paste was used, blue rust was found on the external side of the pipes. In view of these circumstances, he would like to know whether any problem arose during acceptance inspection by the department;
- (b) he pointed out that in respect of the design of Yan On Estate Phase 1, there was only one door at the lobby. Owing to the absence of another door to serve the purpose of convection, the environment was hot and stuffy. He hoped that the department would consider the factor of ventilation in designing Yan On Estate Phase 2, and providing additional doors at the lobbies of Yan On Estate Phase 1 for better ventilation;
- (c) he pointed out that the intake of Yan On Estate Phase 1 took place about five to six years ago. However, there still had not been any remarkable improvement to the ancillary transport facilities (including bus routes). He hoped that the Transport Officer concerned would later respond to the enquiry about whether

bus routes would be provided for Yan On Estate after new bus stops were provided at Ma On Shan Road;

- (d) he opined that the staff of the estate management office of Yan On Estate, including Mr CHEUK and Ms AU, did their job wholeheartedly. However, the existing ancillary facilities of estate management was unsatisfactory as Yan On Estate had to share the same Estate Manager of the service provider with Fung Wo Estate and Sui Wo Court. He asked about the arrangement of manpower establishment upon completion of the three buildings of Yan On Estate Phase 2; and
- (e) the staff of the building section of the HD pointed out that the projects of the footbridge and the bus terminus at Yan On Estate Phases 1 and 2 could not be carried out simultaneously. He requested the department to settle the problem of provision of ancillary facilities in the vicinity first, e.g. a commercial centre and parking spaces. At present, vehicles had to take up the parking spaces of the car park at Hang Chi Street, and thus other large vehicles could park nowhere. He urged the department to solve this problem.

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

- (a) he appreciated estate management staff's efforts made in offering assistance as far as possible. However, their performance in handling matters beyond the duties of housing estate management was unsatisfactory. He pointed out that residents were dissatisfied with the HD's attitude when handling individual cases. For example, owing to the problem of building design, over 100 units in Fu Yu House of Lek Yuen Estate were not provided with external drying racks after the HD had removed the old-style laundry pole holders (commonly known as the 'three joss sticks' laundry racks). He had requested the HD to consider designing external drying racks for those units upon removal of the 'three joss sticks' laundry racks. However, the HD said that it would not consider the proposal. He asked whether the HD did not consider installing external drying racks for the said units because of the building structure;
- (b) some units in Tai Yuen Estate were broken into by gate-opening tools by burglars. He had contacted the HD in December last year to remind the department of such a security loophole and request it to take follow-up action. However, the HD said that as those were individual cases only, it would not handle them. He showed a photo indicating the model of the gate, and asked how many housing estates in Hong Kong were using gates of the same model, and how many housing estates had been involved in such cases. He said that the HD should consider how to solve the problem. He pointed out that it was easy to settle the problem by installing a cap to cover the lock of the gate; and
- (c) he pointed out that just like what other Members had said about shared bicycles, currently, it was an unreasonable practice for the HD staff to push the shared bicycles out of the housing estates for parking. He requested the HD to face up to and solve the problem, instead of shifting the problem to other government departments. Also, the department should not ignore the problem just because

only a small number of people were affected in individual cases.

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

- (a) she was discontented that the refuse collection chamber was located in the fire escape. Residents had to pass through two doors before they could enter the chamber, and that was inconvenient to them. Such a design also caused the management problem of refuse or even construction waste being piled up at the fire escape. At present, the cleaning manpower of PRH estates was inadequate to address the problem. Other methods such as posting up notices could not effectively trace the tenants who littered. As far as she was aware, the management office had requested full co-operation from the cleansing service provider in opening the garbage bags littered one by one for checking, in the hope that relevant information might be found and the tenants who littered could be traced. A resident had been found littering books. As a result, the HD issued a warning letter to the resident and points were deducted. She was not sure whether the resident had had the point deducted at last, and was not sure whether points were deducted immediately for this kind of cases or a warning was given before points were deducted. She pointed out that the said design problem had aroused management problems, and even hygiene and fire safety problems;
- (b) she suggested that the department should install Mobile Digital Closed Circuit Television System (MDCCTV) in addition to the Marking Scheme to solve the littering problem; and
- (c) regarding the clothes hanging areas, she pointed out that during the physical constraints, the Government would capitalise on the land use when constructing residential buildings. The Government made the most of the usable areas to provide flats. Therefore, the clothes hanging areas of certain units were relatively small, and sunshine might not even reach the areas. Residents could only hang their clothes on the railings in the housing estates. This had aroused hygiene problem. She considered that the Government should carefully consider these basic ancillary facilities when constructing PRH estates.

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

- (a) in respect of the Marking Scheme, under the existing Marking Scheme, points of residents who gambled in public housing estates would be deducted only if they gambled in the estates where they were living in. He hoped that the HD would close the loophole so that PRH tenants would have points deducted as long as they gambled in a housing estate under the management of the HD. This principle should also be applicable to other non-compliances, such as spitting, littering, illegal hawking and wax-burning, etc.;
- (b) he said that waste charging would be launched in the future, and this might resulted in the problem of residents disposing domestic waste in other housing estates. He considered that the HD should study this problem in advance; and

- (c) he agreed with Ms Iris WONG's proposal to install the MDCCTV so as to achieve deterrent effect to a certain extent and identify the non-compliant tenants. Regarding the purpose of installation of MDCCTV, it did not mean to monitor the behaviour of residents, but to prevent some housing estate management problems from further deterioration.

17. The views of Mr YAU Man-chun were summarised below:

- (a) he pointed out that the intake of Shui Chuen O Estate had been completed. He praised Mr TAM Tak-cheong, the Architect, and Mr LEUNG Kwai-tak, the Works Supervisor for upholding their responsibilities over the past two years to follow up the issue of occupation permits and works progress. They also tried their best to answer his enquiries and those from other members of the public. He also praised Mr MA Yiu-chi and Mr PANG Wah-yiu of the Estate Office for answering the enquiries from members of the public patiently no matter whether during the early stage of intake of Shui Chuen O Estate or now. They also tried their best to handle the estate management issues, residents' complaints and enquiries;
- (b) he was aware that Shui Chuen O Estate was not listed as an estate with "excessive lead content in drinking water". Since the works might be taken up by different plumbers at different stages, he asked the department whether it could collect more drinking water samples from Shui Chuen O Estate for examination so as to allay his and residents' worries;
- (c) regarding the long standing problem of manpower shortage of the cleansing service providers, since the department granted the contract under the "lowest bid wins" principle, the salary of the workers employed by the cleansing service provider of Shui Chuen O Estate was lower than that of the workers at Jat Min Chuen. As a result, it was more difficult for Shui Chuen O Estate to employ cleaning workers. He asked the department whether it would consider lowering the percentage taken up by the tender price when inviting tenders in the future; and
- (d) at present, as the customer flow at the market and commercial centre of Shui Chuen O Estate was low, the operators could only achieve a break-even operation without making any profits. However, he learnt that the rent of the commercial centre would still increase even under the condition that the customer flow was low. He hoped that the department would work out a solution so as to increase the customer flow of the commercial centre.

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

- (a) he quoted a case in which a cleaning worker accidentally fell into a refuse chute in Kam Tai Court and died on Winter Solstice Day in 2017. He requested that the entrance of refuse chutes be narrowed so as to ensure workers' safety. He pointed out that according to the Building (Refuse Storage and Material Recovery Chambers and Refuse Chutes) Regulations (Regulations) (Cap. 123H), the entrance of refuse chutes should not be larger than 350mm x 250mm.

However, the size of the entrance of the refuse chute involved in the said case was 2 feet x 2 feet, which was larger than the standard specifications. He considered that the design of the existing refuse chutes with a relatively large entrance in Kam Tai Court posed potential danger to cleaning workers, who might fall into the refuse chutes easily. He pointed out that two similar tragedies had happened before. He requested the department to review the refuse chutes of housing estates built in the early years throughout the territory, and provide funding for or assist in the installation of facilities that could help narrow the entrance of the refuse chutes so as to comply with the requirements of the Regulations and eradicate potential danger; and

- (b) he pointed out that to tie in with the Yan On Estate Phase 2 development, a car park would be used for the construction of a commercial centre. Meanwhile, the goods vehicle car park at Hang Chi Street would be used to relocate the said car park. The goods vehicle car park would then be relocated to Area 73, Sha Tin. At present, the area was a temporary car park and some private cars were also parked there. He hoped that the department would work out a solution to the relocation of car park for Yan On Estate Phase 2 so as to avoid affecting other users.

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

- (a) currently, Lung Hang Estate was managed by a service provider, while the HD was responsible a small proportion of the maintenance works and management. He pointed out that at present, the progress of the minor maintenance works at Lung Hang Estate was slow. He asked how the department would allocate its resources;
- (b) he pointed out that many housing estates was completed over 30 years ago. He requested the department to make corresponding adjustment to the open space and recreational and sport facilities in housing estates in response to the change in population. He said that it was not enough to merely rely on the funding by the Estate Management Advisory Committee to provide recreational and sport facilities for the elderly. Moreover, owing to the increase in the number of children, he considered that the existing facilities for children, such as swings and roundabouts were insufficient. He believed that the existing passive recreational facilities could not help much in promoting children's healthy development, including their muscles, nervous system and joints;
- (c) he pointed out that the HD had jointed the Quality Water Recognition Scheme for Buildings. However, 30 minutes after the cleaning of water tanks every time, the water was still not clear. He noticed that for those housing estates that were completed over 30 years ago, the water tanks were built with concrete. He hoped that the department would consider installing an inner container inside these water tanks so as to facilitate maintenance and cleaning works in the future;
- (d) he noticed that after the trees had collapsed or had been cut off, the HD did not replant sufficient number of trees. He also noticed the problem of soil loss

within the boundary of housing estates (e.g. Lung Hang Estate). He hoped that the department would pay more attention to this problem;

- (e) in respect of the increase in housing supply, he suggested that the ratio between public and private housing should be revised from 3:7 to 7:3; and
- (f) he asked the HD that in divestment of government assets, such as sale of assets to the Link REIT, whether there was any room to increase the agreed plot ratio.

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

- (a) she cited Hin Keng Estate as an example, pointing out that after the public had purchased the TPS units, they found that many management problems of the housing estates still existed, such as the lift problem. Regarding the maintenance works of lifts, as the Owners' Corporation (OC) was not fully aware of the requirements of the deed of mutual covenant, it was not able to commence maintenance works and apply for the maintenance fund through the contractor that it commissioned. She requested the department to offer professional advice in respect of the said problem;
- (b) she pointed out that many OCs of TPS estates did not have the relevant professional knowledge of management. For example, they were not able to find the suitable service provider through the tender procedure, and thus this resulted in hygiene problem of the housing estates. She said that as there were still many tenants in the TPS estates, the HD had the responsibility to relieve these problems, such as reminding, giving assistance to or monitoring the OCs of the TPS estates; and
- (c) since the intake of Ka Shun Court, a new HOS estate would commence soon, some members of the public were worried about the water quality there. She asked the department how it could ensure the water quality. She hoped that before the intake, the department would provide more relevant information.

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

- (a) she said that there were only three service providers taking up the management of a total of 15 public housing estates and TPS housing estates in Sha Tin. Meanwhile, the performance of the service providers was unsatisfactory. She said that as the "lowest bid wins" principle was adopted, the lowest bid resulted in poor service quality of the service providers. She cited Kwong Yuen Estate as an example, saying that only three staff members were responsible for the management and maintenance. They were shared by other estates and such a manpower arrangement was unsatisfactory. Moreover, there had been two cases in the past in which residents were suspected to be dead in their flats. After the cases were reported to the service providers, the dead bodies had not been dealt with for a long time until maggots were found. She hoped that the HD would review these cases; and

- (b) she hoped that the HD would regularly review and update PRH tenants' emergency contact numbers so that the management offices could contact the tenants and ask them to deal with emergency cases such as water leakage.

22. Ms YUE Shin-man pointed out that the rodent problem in Wo Che Estate was serious. She had reflected the problem to the HD, but no follow-up action was taken by the department. Moreover, she also considered that the cleansing service contractor was not professional. She pointed out that the main sources of rodent problem were the cooked food stalls, planters nearby and podium planters of the housing estate. Recently, she and her staff members had found at least six dead rats in her office. She had contacted the Link REIT and requested for reorganisation of the planter near the cooked food stalls. She strongly requested the HD to follow up the rodent problem at Wo Che Estate.

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

- (a) in 2005, the HD sold some former public housing (i.e. the current TPS) properties to the Link REIT. Since then, the properties had changed from single ownership to shared ownership. These properties were built along the hillside, and the footbridges were not installed with lifts. He hoped that the HD would work on having these footbridges included in the list of government approved footbridges before the third round Barrier-free Access commenced so that lifts could be installed. He pointed out that recently, an elderly person aged over 80 had an accident on a staircase. He considered that as the HD was the former responsible department with single ownership, it had the responsibility to strive for installation of lifts for those footbridges;
- (b) he pointed out that the square mats used in the parks of public housing estates were not durable and maintenance took time. He asked the department to consider replacing the mats with seamless mats in the housing estates throughout the territory; and
- (c) he pointed out that an officer of Shek Mun Estate had moved the shared bicycles to the public bicycle parking spaces outside the estate. However, the parking spaces were full at that time. So, the officer just parked the bicycles casually. and said that it was done according to the instruction of the "supervisor". He asked whether the "supervisor" meant the management of the service provider or the HD, and whether the HD had any standardised guidelines to deal with shared bicycles. If not, he asked whether the HD would lay down the relevant guidelines.

24. Mr YIP Wing pointed out that the cleaning workers at Hoi Lai Estate had staged a labour strike for 10 days. This reflected mismanagement of the service provider and inadequate supervision by the HD. In fact, the "lowest bid wins" tender system would result in the workers' employment protection being deprived of by the service providers. The HD was also slow on the uptake in respect of the bid-rigging activities among the service providers. He pointed out that from time to time, residents of Chung On Estate lodged complaints with the service provider against the unsatisfactory hygiene condition, requesting the enhancement of cleansing service. However, the service provider often replied that it did not have sufficient manpower and resources. Although the department said that it would

consider offering contract gratuity to the outsourced workers from this year to 2019, this was merely palliative and did not get to the root of the problem. He asked the department how it could prevent the service provider from underpaying or depriving the workers of their benefits. Moreover, as cleansing service was a routine service required, he enquired of the department whether it would consider employing cleaning workers on civil service terms of appointment so as to minimise labour drain and the impact on management services.

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

- (a) he expressed his appreciation to Mr CHOW Siu-yee, Housing Manager, Ms LEUNG Hoi-lam, Pinky, Assistant Housing Manager and other staff members of the Chun Shek Estate Office;
- (b) he requested the department to take follow-up action of and reply in writing to the petition letter on proposal on improvements to Chun Shek Estate and residents' needs. In addition, he requested the department to follow up the progress of replacement of metal gates for the housing estates;
- (c) he pointed out that the HD requested that the price of activities should not be marked on the posters posted up by his office in the lobbies of housing estates. However, prices were marked on the posters of other political parties posted at the Mutual Aid Committees of the housing estates. He asked why the HD had the double standard; and
- (d) he pointed out that some members of the public were disqualified soon after they were found having missed out some information (such as items of insurance assets) when they applied for PRH units. He opined that many of them just did not know that they were required to declare such information instead of missing it out intentionally. He asked the department whether it had considered, at its discretion, allowing members of the public to supplement the information required within a specified period of time, instead of disqualifying them. Moreover, he pointed out that regarding the applications for PRH units in extended urban areas or the New Territories, the waiting time might be as long as eight years. He hoped that the department would achieve the goal of "the waiting time of three years for PRH" as soon as possible so as to provide the public with stable homes.

26. The views of Mr Billy CHAN were summarised below:

- (a) he requested the department to reply in writing the petition letter on the problems of Sha Kok Estate that had to be solved;
- (b) he asked the department if it had investigated into the situation that during the change of service providers and when the cleaning workers signed the letter of voluntary departure, whether the former service provider had committed any malpractice, and when the investigation result would be announced. He pointed out that the cleansing service contracts of many housing estates would expire soon. He asked how the department would prevent the case similar to the one at Hoi Lai Estate from happening during the renewal of

contracts, such as the problem of which contracts were “handed over from one to another” among service providers and different companies employed the same manager. He pointed out that in the past, many service providers submitted tenders for the contracts, but now, only three or four companies of larger scale submitted tenders. He asked the department how it would monitor the tender procedure, and how it would prevent the contracts from being granted to the service providers involved in bid-rigging activities so as to safeguard the interests of cleaning workers;

- (c) waste charging would be implemented soon. However, only one pilot scheme had been conducted in respect of food waste recycling. He asked the department whether it would implement the concerned scheme in PRH estates throughout the territory. Since the population of PRH tenants took up about one-third of the total population in Hong Kong, if the HD could take the lead to carry out food waste recycling in all PRH estates in Hong Kong, he believed that the amount of solid waste would be greatly reduced;
- (d) he pointed out that some residents in Sha Kok Estate had reflected to him that bedbugs were found. He asked why the HD did not have a team specialised in dealing with bedbugs, and whether the HD would consider setting up a team specialised in dealing with bedbugs; and
- (e) a metal gate replacement exercise was launched for all PRH estates two years ago. At present, the metal gates of the fourth generation were being replaced, but the metal gates of Tai Yuen Estate that a Member had just mentioned belonged to the third generation. He said that many residents in Sha Kok Estate were using metal gates of the third generation. He asked the department why it did not replace the metal gates of the third generation at the same time, and whether it had any plan to carry out replacement works in the future.

27. The views of Mr Sunny CHIU were summarised below:

- (a) he pointed out that after sale of some of the TPS units, the service providers of the TPS estates faced the problem of shortage of manpower. For example, 1 000 tenants in Pok Hong Estate shared the same manager with Chung On Estate. He pointed out that the HD was still the major owner with the largest number of shares of ownership, including the car park, commercial centre and schools, etc. Therefore, it had the responsibility to deal with the problem of mismanagement. Moreover, he considered that the HD and the OC did not have clear-cut roles in facility management and maintenance;
- (b) the Pok Hong Estate market and cooked food stalls were under direct management of the HD. However, the rodent problem had existed for over 30 years. Currently, air-conditioning systems were not installed in the outdoor market and cooked food stalls. The hygiene condition was very poor. He asked the HD whether it had considered renovating the Pok Hong Estate market and cooked food stalls so as to improve the hygiene condition there; and

- (c) Pok Hong Commercial Centre was also under direct management of the HD. But the problems of mismanagement, old facilities and inaccessibility existed. He hoped that more lifts or escalators linking all levels of the commercial centre would be provided. Moreover, he requested the department to respond to the content of the petition letter in writing.

28. The views of Mr TONG Hok-leung were summarised below:

- (a) he pointed out that the Director introduced that the Territory-wide Overcrowding Relief Exercise and Living Space Improvement Transfer Scheme would be combined in the year 2017/18, and the number of units would be reduced from 2 000 to 1 000. He said that it was a pity and he felt disappointed. He considered that combination of the two schemes would bring adverse impact on those members of the public in need. He hoped that the department would review the application situation of this year and consider withdrawal of the combination plan next year;
- (b) he opined that the ancillary facilities for PRH estates were not enough, and the living quality had yet to be improved. He pointed out that it would take a long time to enhance the bus routes and community facilities of Mei Tin Estate. Therefore, the HD should plan the relevant ancillary facilities before completion of the estates so as to provide a better living environment for the residents when intake took place;
- (c) he opined that the walls of Mei Tin Estate were relatively thin, and they could not serve as effective noise barriers. Therefore, the noise from residents and lifts would cause nuisance and easily arouse disputes between the residents; and
- (d) on some floors at Mei Tin Estate, salt water supply was terminated once every two to three months. He had discussed with the management office the reason, and found that the water mains and stopcocks were ageing. He hoped that the department would follow up the construction quality of the buildings.

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

- (a) he found that residents of PRH estates and HOS estates did not have a close neighborhood relationship. He hoped that the HD would try to provide intensified support services to the elderly tenants and poor households, such as rent collection service;
- (b) he considered that if the existing supply-oriented strategy of the HD was to remain effective, the Government had to be well aware of the market demand first. For example, the nuclear families among the existing PRH applicants were mainly newly married couples or young singletons who had just found a job. Currently, the housing demand was much higher than that during the time that two or three generations lived together in the past. He opined that the HD might consider drawing up strategies so that small families or young singletons would not apply for PRH too early;

- (c) although the living environment of partitioned flats had aroused public criticism, but those partitioned flats which complied with all relevant requirements could provide housing for the public under the circumstances of limited land resources. He opined that people should not be too negative towards the concept of partitioned flats; and
- (d) he cited the policy of the Housing Development Board flats in Singapore as an example, suggesting that the HD consider giving two chances to each PRH household to buy PRH units, so that they could buy and sell the PRH units according to changes at different ages of family members. This would make the supply of various sizes of PRH units in the market more flexible.

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

- (a) the public found that they could do nothing about the shortage of housing supply by the HD and the absence of a long-term solution. Currently, although the HD was supplying housing units in the market, the ancillary facilities in respect of education, welfare, traffic and transport, etc. were still insufficient to meet residents' demand, and thus this had aroused public criticism;
- (b) he quoted some individual cases of cleansing service providers of housing estates underpaying the workers or depriving them of their benefits. He pointed out that the management performance of the HD had been unsatisfactory. He continued that the HD allowed the Link REIT to resell its properties. However, owing to mismanagement of the relevant properties, people's livelihood was greatly affected. For example, among 50 to 60 stalls in the market of Sun Tin Wai Estate, only four to five stalls were rented out for business. The HD had not taken any practical measures to offer assistance to the stall operators and residents. Moreover, the Link REIT also set a limit on the number of parking spaces for use by a school in Sun Tin Wai Estate without catering for the school's actual operational needs. He asked the HD to seriously look into the situation; and
- (c) the performance of the HD's contractors varied. As they took up too many works projects, sometimes they carried out the works outside the permitted working hours with a view to meeting the completion date. This did not only cause disturbance to residents, but also affect the housing supply. The HD did not supervise the works well. He asked the HD to seriously keep an eye on such a situation;

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

- (a) he understood that if the Government was to increase housing supply, it was necessary to develop land. However, he noted that land could be found for private housing developments, but not for public housing developments. As residential sites were sold at very high prices, the prices of private housing developments were also relatively high. On the other hand, as land could not be found for public housing developments, the supply could not be further increased, resulting in a long waiting time for PRH. He hoped that the HD

would take forward some improvement measures in respect of the current land supply situation;

- (b) he understood that the GSH and the HD's policy of recycling of PRH resources could only provide around several hundred to 1 000 residential units. He considered that the quantity supplied would not help much to shorten the waiting time for PRH;
- (c) he pointed out that the assets that PRH applicants had to declare included insurance. He opined that it would be unfair if the insurance payment made to the insurers only after their death was also included in the applicants' assets. He asked the HD to review the concerned asset declaration system; and
- (d) he requested the Director of Housing, who was also the Permanent Secretary for Transport and Housing (Housing) to reconsider taking forward the proposal to provide a footbridge linking to Hin Keng Estate at the Shatin to Central Link Hin Keng Station. He expected that after the said station had come into operation, many elderly tenants of Hin Keng Estate would use the footbridge. It would also facilitate the access of other people in need, such as children and the disabled.

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

- (a) she thanked the HD's staff at Mei Lam Estate (especially the works section staff) for having renovated the ageing facilities over the past two years;
- (b) she showed a photo about a large-scale refuse collection point in Mei Lam Estate, saying that waste had been accumulated in the inner part of the refuse collection point for nearly a month but had not been cleared yet, and this caused hygiene problem. The service provider of the housing estate pointed out that the reason was the Food and Environmental Hygiene Department (FEHD) had not provided them with sufficient refuse collection vehicles. She had requested the service provider commissioned refuse collection vehicles on its own expenses to clear the accumulated waste, but the service provider did not undertake to do so. She pointed out that the Estate Management Advisory Committee of Mei Lam Estate had failed a management service provider in the assessment about two years ago. However, the service provider continued to be selected as the service provider of Mei Lam Estate because it was the only tenderer in the next round of tender procedure. She hoped that the HD would review the tender system in respect of housing estate management service;
- (c) she pointed out that she had found dead mice on the street of Mei Lam Estate before. Recently, many mice ran into the residential flats via the platform of the housing estate. She asked the HD to seriously tackle the rodent problem. She suggested that the HD should study the feasibility of installing rat guards along the pipelines of the buildings; and

- (d) she was aware that the gambling problem existed in many housing estates. She suggested that the HD should implement a cross-estate Marking Scheme. Moreover, she also noticed that illegal gamblers found in housing estates were fined for several hundred dollars only, and this achieved very little deterrent effect.

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

- (a) he hoped that the HD and the Tender Committee of the HA would study the mechanism of inviting tenders from cleansing service providers to provide service to housing estates. He considered that the departments concerned should not focus on the principle of “lowest bid wins” only;
- (b) he said that the cleaning workers at housing estates usually had very heavy workload. He cited Sun Chui Estate as an example, pointing out that the estate was not installed with a sprinkler system. Therefore, the cleaning workers had to spend a long time on connecting the hoses to get water. He hoped that the HD would show an understanding of the workers’ situation by reviewing the mechanism of inviting tenders from cleansing service providers to provide service to housing estates and installing sprinkler systems in housing estates;
- (c) he asked the HD to consider launching a monitoring system for the system of commissioning works contractors. Moreover, he pointed out that some fitness equipment generated noise, affecting the nearby residents. He had reflected this problem to the HD, but the situation was improved only after two weeks because it took time to order lubricant for maintenance. The works service of the HD was not satisfactory; and
- (d) he had received complaints from residents of higher floors of Sun Yuet House and Sun Wai House at Sun Chui Estate against the weak fresh water pressure over the past years. He had also had meetings with the representatives of the WSD and the HD to discuss improvement measures. The HD representatives said that the cases of Sun Yuet House would be handled in 2017/18 while those cases of Sun Wai House would be handled in 2018/19. However, the HD had not yet confirmed the completion date of the works so far. He hoped that the HD would complete the works as soon as possible so as to minimise the impact of water pressure on the residents.

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

- (a) he learnt that the HD would provide 80 000 HOS flats. But as far as he was aware, only 10 000 to 20 000 HOS flats would be provided in the next couple of years. He asked the HD how to calculate the 80 000 HOS flats to be supplied;
- (b) most of the newly developed HOS estates were single-block estates, and the management fees were relatively high. He said that citing Mei Pak Court as an example, the management fee was 3 dollars per square feet, which was higher than that of private residential estates with ancillary facilities such as clubhouses. He asked the HD to include management fees as one of the criteria for selecting

service providers when inviting tenders so as to take the residents' financial burden into consideration;

- (c) water seepage often happened on the platform of Mei Tin Estate, and it took a long time to complete the maintenance works of the play equipment in the estate. He had enquired of the management service provider of the housing estate about the said problems. They replied that since not many maintenance contractors were available, it was not possible to expedite the maintenance works progress. He asked the HD to review the procedure for inviting tenders from maintenance contractors and review the selection principle of "lowest bid wins"; and
- (d) he pointed out that many residents of Mei Chuen House of Mei Tin Estate complained that sand was found in the drinking water, and thus affecting their daily life. Since the problem had existed for a period of time without any improvement, he urged the HD to carry out remedial measures as soon as possible.

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

- (a) he pointed out that the PRH estates constructed by the Government helped the low-income group to have a more desirable living environment. However, as the housing estates had many existing daily problems in respect of water, security, transport, etc. all these had caused inconvenience to the residents. He hoped that when the HD launched public housing developments, the ancillary facilities should be planned first;
- (b) he considered that as mandatory building and window inspection was required for private residential buildings completed a long time ago, it was also required for those PRH estates that were completed a long time ago. He opined that the environment of old PRH estates should also be improved; and
- (c) the existing "lowest bid wins" principle adopted by the HD when inviting tenders from service providers definitely had to be reviewed. However, it was more important to monitor the performance of the service providers. He asked the HD to review the existing service provider monitoring system.

36. The views of Mr Victor LEUNG were summarised below:

- (a) in 2017, the HD had proposed that the remaining parking spaces in the car park at Yue Tin Court be open for public use. However, before the HD put forward such a proposal, it had not consulted the residents concerned. Since the proposal involved many unsolved security, maintenance and management problems, it was unacceptable to the residents. Finally, the HD withdrew the application from the Town Planning Board. He hoped that the HD would listen to residents' opinions more in the future;
- (b) after this incident, the HD had tightened the application criteria for the parking spaces in Yue Tin Court car park, resulting in the original users of the parking spaces being ineligible for using the parking spaces. This caused

inconvenience to the residents. He requested the HD to seriously review car park management; and

- (c) the closed-circuit televisions installed at Yue Tin Court car park were old-style ones that were non-rotatable. He urged the HD to replace those security installations.

37. The views of Ms Scarlett PONG were summarised below:

- (a) she hoped that before intake of newly completed housing estates in the future, all ancillary facilities (such as transport, education, community and recreational facilities) in the vicinity would be available so as to cater for residents' needs. In addition, she hoped that before completion of the GSH development in Fo Tan, the HD could co-ordinate all departments concerned to provide sound ancillary community facilities in the vicinity, including provision of parking spaces, optimisation of land use to construct primary schools, rationalisation of the access road from the GSH development to MTR Fo Tan Station; and
- (b) she suggested that the HD should consider slightly altering Sui Fai Factory Estate and renting it to young artists at a fairly low price so as to promote the development of creative industry in Hong Kong.

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

- (a) he pointed out that some residents who were tenants of private residential flats and were on the Waiting List reflected to him from time to time that they wished to be allocated with a PRH unit as early as possible. They all said that the rents of the private residential flats that they were living kept rising, and thus increasing their financial burden. Moreover, he noticed that partitioned flats were found in Sha Tin Town Centre. He hoped that the HD would take note of the public needs for PRH units;
- (b) in recent years, both the cleansing service industry and security and guarding services industry had been facing recruitment difficulty. As far as he was aware, some workers engaged in the two industries were on the Waiting List of public housing, or were PRH tenants. They usually chose to work as cleaning workers or security guards with a lower income, or resigned after having worked for a period of time to avoid having an income higher than that required for application for public housing, or to avoid the case that they had to pay a higher rent because of a higher income. He requested the HD to review the appropriateness of the policy on the criteria on the Waiting List or renting PRH units; and
- (c) as some PRH units had been vacant for a long time, he requested the HD to rent out those units as soon as possible with a view to optimising the use of resources .

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

- (a) the rodent and mosquito problems at Chung On Estate and Kam Fung Court were serious, but the anti-rodent operations at those two estates were carried out at different time. Since Chung On Estate and Kam Fung Court were close to each other, when an anti-rodent operation was carried out at Chung On Estate, the rats escaped to Kam Fung Court to seek shelter. When an anti-rodent operation was carried out at Kam Fung Court, the rats escaped to Chung On Estate to seek shelter. He requested the HD to co-ordinate the schedules of anti-rodent operations of Chung On Estate and Kam Fung Court to eliminate the rodent problem;
- (b) quite a number of people who were found gambling at Chung On Estate and Kam Fung Court came from other estates. Closed circuit televisions (CCTVs) had been installed at Chung On Estate to monitor gambling in the estate. However, the police pointed out that as the cameras were of a low resolution, the videoclips could not be used as evidence to prove the offence of illegal gambling. The CCTVs had been used for two years without being upgraded. He requested the HD to upgrade the CCTVs of Chung On Estate as soon as possible;
- (c) at present, the prices of private residential flats in Hong Kong were very high. He cited Garden Rivera as an example, saying that a flat with an area of 242 square feet costed over \$4 million. Under the current family-oriented PRH waiting system, young singletons in Hong Kong were not allocated with PRH units. Without any PRH, young people were not willing to get married. Even if they were married, they were not willing to give birth to children under such circumstances. In the long run, the birth rate of Hong Kong would decline;
- (d) since the economic environment of Hong Kong was different from that of the Mainland, many new arrivals from the Mainland were allocated with PRH units shortly after they arrived in Hong Kong. However, many local young singletons were still not allocated with PRH units. He hoped that the HD would improve the existing allocation system of PRH; and
- (e) he said that he also loved the country and loved Hong Kong, and upheld the Basic Law.

40. The views of Mr LAI Tsz-yan were summarised below:

- (a) at present, the sale prices of private housing units were very high. He said that for example, the sale price of a residential unit with an area of about 200 square feet was over \$4 million, while the monthly rent was about \$13,000, which far exceeded the level that the general public could afford; and
- (b) he requested that ancillary community facilities be provided in the vicinity of newly completed housing estates so as to address residents' needs. He cited Shui Chuen O Estate as an example, saying that the transport facilities there were insufficient to meet the needs of the residents, who had to use the transport

service in the neighbouring area. This had indirectly brought transport burden to the vicinity of Shui Chuen O Estate.

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

- (a) he noticed that on the one hand, the supply of PRH units was insufficient, on the other hand, the supply of HOS flats and private residential units was seriously distorted. In addition, as the Government's housing policy changed from time to time, the public found it hard to cope with such changes. He hoped that the Director of Housing would rationalise and lay down the long term housing policy;
- (b) he pointed out that the sale prices of private residential units were too high, and the areas were too small. These were unacceptable to most members of the public;
- (c) he suggested that brownfield sites could be developed, or the golf courses in Sheung Shui and Fanling could be converted into residential sites. If the golf courses were to be converted into residential sites, he estimated that residential flats which could accommodate a population of 350 000 could be built. This arrangement would be more appropriate than developing country parks or reclamation; and
- (d) if basements were to be used to provide car parks, plot ratio exemption should be granted. He hoped that the HD would actively assist in solving the problem of shortage of parking spaces. He also hoped that the Transport and Housing Bureau would solve the problem of shortage of ancillary transport facilities in the Sha Tin District.

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

- (a) the STDC was aware that the population in Hong Kong, including that in the Sha Tin District, was increasing. There was a huge demand for housing. Therefore, the Sha Tin District had provided many residential sites in recent years, namely, Shek Mun Estate, Mei Tin Estate, Yan On Estate, Shui Chuen O Estate, the newly developed areas in Fo Tan, etc. The STDC had requested the HD to develop ancillary facilities in the vicinity when constructing new housing estates to cater for residents' needs. However, usually ancillary facilities in the vicinity were developed only after intake of those estates, and thus causing inconvenience to the residents. He cited Shui Chuen O Estate as an example, saying that there were more than 30 000 residents, but no youth centre or integrated family service centre was provided. When planning the ancillary community facilities in the vicinity of the estates, the HD only allocated sites for various government departments, without co-ordinating the ancillary community facilities to be provided at the sites. He urged the HD and other relevant government departments to review their mode of co-operation;

- (b) he hoped that the HD or service providers commissioned by the HD would introduce the intelligent management system applicable to the markets, car parks, rent payment, etc. for residents' convenience; and
- (c) currently, it was usually difficult for the residents living in the housing estates under the HD to have parking spaces for their commercial vehicles (such as lorries). So they could only park their vehicles on the street. He hoped that the HD would provide more parking spaces for lorries in newly completed housing estates.

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

- (a) an accident in relation to the MTR service had taken place earlier, adding extra burden to the road transport. As the carrying capacity of the roads in the Sha Tin District was limited, the stoppage of MTR service had caused disturbance to the transport in the district;
- (b) he was aware that Tai Po Road would be widened in the long run. But he hoped that the Transport and Housing Bureau would take forward some medium and short term measures to relieve the traffic congestion problem in the Sha Tin District. He said that for example, the toll rates of road tunnels could be adjusted according to different time slots during non-peak hours. The toll rates of road tunnels could be lowered during the non-peak hours in the morning so as to attract motorists to drive at non-peak hours and achieve the purpose of diverging vehicles; and
- (c) he opined the GSH was unfair to those on the Waiting List for PRH. He said that for example, someone on the Waiting List who had been allocated with a PRH unit had to continue to wait for the PRH as he could not afford a GSH unit. However, those who had a lower priority than him but could afford a GSH unit could replace him to apply for the GSH. This meant they could have a flat earlier. He asked the Government to consider the long-term arrangement for the GSH so that members of the public could have a fair chance to wait for allocation of a PRH unit.

44. The Chairman said that 34 Members had spoken on this item. He believed that Members were all concerned about the services of the HD and the Transport and Housing Bureau. He invited Mr Stanley YING to respond to Members' views.

45. Mr Stanley YING gave a consolidated response as follows:

- (a) he thanked Members for raising a wide range of questions on housing. He pointed out that the public housing estates under the management of the HD were located at different places and were completed in different ages. They had their own unique features. Their management problems had to be followed up in the long run. He hoped that the HD staff would continue to cooperate with Members to improve management of the public housing estates;

- (b) being the Permanent Secretary for Transport and Housing (Housing), he was responsible for the housing policy. Meanwhile, he was the Director of Housing, and had to carry out the work of the HA at the same time. Regarding the ancillary traffic and transport facilities mentioned by Members, he would reflect the views to the department;
- (c) other assets such as taxi licences had all along been considered as part of the assets of PRH tenants. Regarding the views of DC Members/members of the community, the department would reflect them to the HA;
- (d) he pointed out that if any required information was missing in the PRH applications, the HD would remind the applicants and give them more than one chance to supplement the information required. The HD would take action according to the mechanism only if it turned out that the applicants did not supplement the information required;
- (e) the HA had been adopting the principle of efficient use of resources. It monitored the handling of vacant PRH units by the HD and requested the department to cut down the number of vacant units. Generally speaking, the vacancy rate of PRH was maintained at a low level. If members of the public suspected that a PRH unit was long vacant, they could report the case to the HD for follow-up action;
- (f) the HD would collect public opinions on GSH and reflect to the HA the experience and data obtained earlier from the pilot project of King Tai Court in San Po Kong. The views would be submitted to the Subsidised Housing Committee of the HA for discussion to decide whether the scheme would become regular;
- (g) members of the HA had to consider the selection of sites for GSH. Regarding the selected GSH site in Fo Tan, there were no public utilities in the vicinity. As such, high management fees or maintenance costs could be avoided, minimising the financial burden on potential residents. Moreover, the completion date was also in line with the principle of the scheme. However, whether GSH would become regular and whether the project in Fo Tan or elsewhere was to be adopted had to be further discussed by the HA;
- (h) the HD noted Members' concern about the issues of Fo Tan such as traffic and transport that required follow-up actions. No matter whether the Fo Tan development would become a PRH estate as planned or be converted into a GSH estate, these issues had to be paid attention to. The HD would maintain close contact with the STDC;
- (i) after the review in 2017, the WSD launched a new Enhanced Water Quality Monitoring Programme, under which the Government collected water samples from both private and public housing (including PRH) throughout the territory for laboratory testing every year. The contents of six metals in drinking water were tested to see if they exceeded the limit. This programme would continue to be carried out;

- (j) in respect of the blue particles found in the drinking water of PRH estates, the WSD had been following up the case and had given explanations to the public. As far as the department was aware, the blue particles were copper oxide, which would not dissolve in water and affect the quality of the drinking water. The WSD had already collected samples of particles and water for laboratory testing. It was confirmed that the copper content of the water was lower than the standard of the World Health Organization and it was safe for drinking. The HD would keep in contact with the WSD to ensure the safety of the drinking water in PRH estates;
- (k) the Chief Executive had mentioned in the LegCo question and answer session that the Government had set up an inter-departmental working group, led by the Secretary for Labour and Welfare, to review the outsourcing system of the Government. The HD was also a member of the working group. The working group focused on how to protect outsourced workers' benefits and rights, studying how to improve the tender system in the future, introducing in the standard employment contract some terms and conditions on protection, etc. It had been a practice for the HD to consider including the new measures launched by the Government in the concerned system;
- (l) if people suspected that someone might have violated the labour legislation, they might report the case to the Labour Department for its follow-up action. As far as he was aware, no one had reported the Hoi Lai Estate case to the Labour Department so far. Therefore, no legal proceedings had been initiated yet;
- (m) the Competition Ordinance in Hong Kong defined all kinds of anti-competitive conduct. Recently, the Competition Commission had received two reported cases. The Commission and the HD had had a meeting, and the HD would fully co-operate with the Commission in investigation. If the Commission had any comments on the procurement system, the HA would take them into consideration and take follow-up actions;
- (n) the HD had introduced the existing tender system to the Tender Committee of the HA on 18 January 2018. The Committee noted that 315 cleansing service contracts awarded in the past 15 years were sparsely distributed among various contractors. Among these contractors, Man Shun Hong Kong & Kln. Cleaning Company Limited and Hong Kong Commercial Cleaning Services Limited, which were involved in the Hoi Lai Estate incident, upon expiry of the contracts, were awarded new contracts after the HA had put up the contracts for new tender. Only a limited number of newly awarded contracts were taken up by the two companies among each other. However, quite a large number of contracts were awarded to other contractors after the contracts were put up for new tender. Therefore, judging from the figures, the Tender Committee of the HA did not find any case of contracts being "handed over from one to another" among the two said service providers; and
- (o) the Government and the HA were aware that the current housing problem in Hong Kong had long existed, and it would take a long time to solve the problem. The Government had reserved funds for housing development and supported the

HA's request for increase in manpower. The HD was determined to solve the existing housing problem in Hong Kong. However, Hong Kong was in lack of land suitable for provision of public housing estates. He hoped that the STDC and the community would continue to cooperate with the Government in respect of housing supply so as to solve the housing problem in Hong Kong.

46. The Chairman said that the Director of Housing had responded to Members' views in general. The Development and Housing Committee under the STDC would continue to keep an eye on the issues such as development, housing and population growth in both the Sha Tin District and Hong Kong. He thanked the Director of Housing for having frank communication with Members at the meeting.

Discussion Items

The Regional Advisory Committee of the Hospital Authority – Representative of the Sha Tin District Council (STDC)
(Paper No. STDC 1/2018)

47. Since only one nomination was received before the deadline, the Chairman announced that Mr SIU Hin-hong would be appointed as a community member of the New Territories Regional Advisory Committee of the Hospital Authority in the new term starting from 1 April 2018.

Establishment of a Tentative Ceiling for the STDC Expenditure Heads and Estimates in the Financial Year 2018-2019
(Paper No. STDC 2/2018)

48. The Chairman said that the meeting of the Finance and General Affairs Committee (FGAC) dated 16 January this year already endorsed and recommended the proposed financial and accounting systems for the existing 11 Expenditure Heads and reserves, and the tentative ceiling for the estimates of the 11 Expenditure Heads for the STDC's consideration.

49. The Chairman added that the actual amount granted to the STDC in the Financial Year 2018-2019 was yet to be confirmed. After the Home Affairs Department confirmed the amount, the proposal for the revised estimates would be submitted via the FGAC to the STDC if the granted amount differed from that in the Financial Year 2017-2018.

50. The Council endorsed the above paper unanimously.

Meeting Schedules and Relevant Arrangements of the Committees under the STDC
(Paper No. STDC 3/2018)

51. The Chairman said that Mr WAI Hing-cheung had mentioned at the FGAC meeting his concern and suggestion regarding the schedules of meetings. He cited clause 9 of the Standing Orders that "the Council shall meet at such date and time as the Chairman may determine". Hence, he had invited the chairmen and the vice-chairmen of the committees to discuss the issues and suggestion that Mr WAI Hing-cheung was concerned about, and the discussion results were set out in the paper. He asked Members to consider whether to adopt the previously established schedules of meetings or the new dates and times.

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

- (a) he opined that there was no such thing as a good or bad meeting schedule. Whether the time was suitable for attendees was what mattered. Change might not satisfy the needs of the majority. A lack of a quorum and long meeting hours were indeed inconvenient, but it had always been effective to have meetings from 2:30 pm to 7:00 pm or so. Meeting in the afternoon also allowed more time for discussion among Members. The schedule should not be changed just because there was a lack of a quorum for some reasons;
- (b) meetings were previously scheduled to be held in the afternoon on both Tuesdays and Thursdays, but now Members requested further arrangements for newly added time slots. He opined that it was probably because some Members might have scheduling conflicts. He stressed that he himself did not have any scheduling problems, but was worried that Members with stable working hours might encounter troubles in this regard;
- (c) he did not find it necessary to increase two time slots to three because it might not enhance efficiency. If meetings were changed to be held on Thursday morning which would be a shorter time slot, it might not work as the duration could be hard to predict. For instance, Members might delve into discussion about the duty visit in the coming FGAC meetings. He asked if the request for changing the meeting schedules was so pressing; and
- (d) he welcomed other suggestions from Members, but he did not think that changing the meeting schedules would be a reasonable and ideal arrangement.

53. The Chairman gave a consolidated response as follows:

- (a) he stated that Mr WAI Hing-cheung had indeed pinpointed the current situation of the meetings and hoped that improvements would be made over problems such as a relatively easy lack of a quorum which would only postpone the remaining agenda items to the next cycle of meetings. However, subsequent meetings would probably be overlong if they were to deal with previous agenda items;
- (b) he recounted that there was a lack of a quorum at the recent meeting of the Health and Environment Committee (HEC). The agenda order at the next meeting was changed in order to expedite the questions which were given priority lest they might not be finished in time. Hence, the new proposal included a mechanism for holding follow-up meetings. Official meetings would be scheduled to be held in the morning or afternoon on Thursdays, and some time slots on the following Tuesday would be reserved for a follow-up meeting. Such an adjustment would aptly deal with undiscussed agenda items as soon as possible;
- (c) the attachment listed the average meeting duration of committees and the STDC during the current term of more than two years. Some meetings were longer and some shorter; some took more than four hours on average while some took

two hours. He hoped to find out if the efficiency problem could be solved by studying these factual figures;

- (d) he agreed with Mr CHING Cheung-ying that there was no such thing as the best and the worst proposal for meeting schedules, but he hoped for optimised arrangements and improvements over the deficiencies in the existing mechanism; and
- (e) he kept an open-minded towards suggestions and welcomed Members' various opinions and the use of voting mechanism to handle the issue.

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

- (a) he thanked the Chairman for bringing up the issues concerned for discussion at the STDC so that Members who were not chairmen and vice-chairmen of committees could also participate in the discussion;
- (b) changing meeting schedules in the midst of a term might indeed cause inconvenience to some Members and might even affect participating or permanent representatives from government departments in terms of their work schedules and administration. It would be more ideal to discuss the scheduling arrangements with attendees before the term commenced. It would be rather difficult to handle the issue in the middle of the term;
- (c) a mechanism for automatically holding follow-up meetings would in fact smooth the entire meeting schedules. He asked the Secretariat if the current manpower would be able to cope with preparations for meetings held on both Thursday morning and afternoon;
- (d) regarding the paperwork arrangements, he was wondering if the committees' progress reports would be submitted to the STDC in time, including whether the writing and the issuing of the reports complied with the Standing Orders; and
- (e) he asked how and when the arrangements for discretionary extension of meetings would be decided, how long meetings would be extended and whether the next meeting would be affected. He hoped that the operational arrangements would be elaborated on more clearly.

55. The views of the Vice-Chairman were summarised below:

- (a) he opined that the Chairman made arrangements in response to Members' requests. The Secretariat had also considered the questions about its work asked by Mr Michael YUNG. He also thanked the Secretariat for compiling the information;
- (b) the average meeting duration of the proposed meetings held in the morning was around two hours. The number of hours for efficient meetings, such as committees of the LegCo, was stipulated. Unfinished discussion would be arranged to continue in the subsequent meetings. Tuesdays had been reserved

for continued meetings. In order to prepare for meetings more efficiently, he suggested that meeting times of the new arrangements be set at 10 am - 1 pm for the morning session and 2:30 pm - 6:30 pm for the afternoon session. Overrun meetings would be continued on the following Tuesday so that meetings would end within an estimated timeframe. DC Members and representatives from government departments would be able to make other arrangements to tackle heavy workload;

- (c) he remembered that meetings closely related to important district matters and people's livelihood once lasted till 11:59 pm with 30-odd people still present. However, meetings less related to livelihood issues lose Members one by one after 5:00 pm. This problem happened to different political parties. Regarding duty visits mentioned by Mr CHING Cheung-ying, he opined that given that the STDC focused more on improving people's livelihood, items involving political consideration should be discarded so as to save public money and time for discussion. In that case, there should be nothing to worry about; and
- (d) regarding the arrangements for discretionary extension of meetings and for continued meetings mentioned by Mr Michael YUNG, he believed that the chairmen of committees would aptly take the lead and gather members' consensus to hold a continued meeting.

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

- (a) he opined that the agenda items of committees should be aptly adjusted. If heated discussion or a relatively large number of items were expected, the meeting should be divided into several sessions;
- (b) he pointed out that the Vice-Chairman suggested that meeting duration be set at two hours. However, it would take 2.6 hours if every Member spoke for 4 minutes. He was concerned that not every agenda item could be amply discussed within the timeframe; and
- (c) he agreed with Mr Michael YUNG that some meetings saw late submission of papers. Things might get worse if more meetings were held, and Members might not be able to get the hang of the agenda items before the meeting. Whether the Secretariat could cope with the workload should also be taken into consideration.

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

- (a) regarding the arrangements for raising questions, he asked if the quota on follow-up questions could be relaxed. To his knowledge, a number of Members wanted to ask about certain agenda items but in vain due to the quota of three questions;
- (b) also, he asked if the quota on raising questions could be relaxed to facilitate meetings; and

- (c) regarding arrangements for overrun morning meetings, he had asked other districts for their handling method. The Tai Po District Council would extend the morning meeting and postpone the afternoon meeting. This could be used as a reference.

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

- (a) now that the meetings of the Culture, Sports and Community Development Committee, the Education and Welfare Committee, the District Facilities Management Committee (DFMC) and the FGAC were to be held in the morning, he did not think it would be a good idea to limit the meeting duration because controversial issues and questions might be discussed. If time was insufficient and a continued meeting was necessary, he believed the discussion of the committees would be affected;
- (b) he opined that maintaining the status quo would be a better idea, or all the meetings should be scheduled to start at 9:30 am; and
- (c) he agreed with Mr WONG Hok-lai on his suggestion about relaxing the quota on raising questions and follow-up questions. Now apart from the first questioner, only two other Members could raise follow-up questions. He found it unfavourable to voicing opinions. He would put forward suggestions again at the FGAC meeting. Speaking time was previously reduced from 5 minutes to 4. Not relaxing the quota on raising questions and follow-up questions would be unfair to Members.

59. The views of Mr Billy CHAN were summarised below:

- (a) he asked about the arrangements for the discretionary meetings which could only last till 1:30 pm;
- (b) he agreed with Mr CHAN Nok-hang on his suggestion about scheduling all meetings to be held at 9:30 am. The Tuen Mun District Council also held meetings at 9:30 am which ended at around 3:00 pm. There should not be any problem as far as lunch was concerned. He was more in favour of maintaining the status quo or holding all meetings at 9:30 am;
- (c) regarding holding continued meetings, he asked about the arrangements when the DFMC and the Traffic and Transport Committee (TTC) happened to hold continued meetings concurrently as they shared the same time slot, and whether another continued meeting was necessary if it overran again; and
- (d) he agreed with Mr WONG Hok-lai and Mr CHAN Nok-hang on the issue of raising follow-up questions, and hoped the discussion would go on at the FGAC meeting.

60. Mr James CHAN agreed on holding meetings in the morning, but remarked that meetings should start at 9:00 am.

61. Mr CHENG Tsuk-man was in favour of maintaining the status quo as he would have time for district matters in the morning. Nowadays, more and more people chose to visit district councillors at their offices to deal with district matters, so he was less seen at the STDC. He said that in the past the Chairman used to manage the time well, the meetings proceeded efficiently and the content did not repeat. Conversely, now Members repeated what they said, impairing the efficiency. He opined that the Chairman should stop Members from repeating their views. If time was insufficient, it would be a better idea for the Chairman to reach a consensus with members at the meetings on scheduling another meeting to continue their discussion.

62. The views of Mr LAI Tsz-yan were summarised below:

- (a) he opined that the plan proposed in the paper would also restrict the duration of the morning meetings and consequently would lead to a continued meeting when there was insufficient time for a longer list of agenda. That would defeat the original purpose of rescheduling which was meant to handle all the agenda items within one meeting;
- (b) the meetings of the FGAC usually lasted for a dozen of minutes, but they might also last for several hours. He suggested holding all meetings at around 9 am and finishing them at 7 pm. He believed that would give them enough time for discussion and arranging more items for members to question about; and
- (c) he pointed out that sometimes they had to wait till the third meeting to discuss the questions raised which might even gone overdue if urgent agenda items came up. Meeting in the morning would allow more time for handling agenda items and for Members to voice their opinions.

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

- (a) he referred to the attachment and said that the average meeting duration of the HEC was longer than that of the TTC. He would review it, consider other Members' suggestions and prevent members from repeating themselves;
- (b) he believed being a chairman was rather stressful, especially when members asked for a headcount. Members often left early around 6 pm due to other obligations. If a headcount was requested and not enough members were present, a lack of a quorum would result. The agenda items and questions would be left unhandled and postponed to the following meeting;
- (c) regarding the meeting schedules, district councillors had a flexible work schedule and need to work around the clock whenever necessary. Conversely, government officials had fixed working hours and would attend meetings based on the schedule proposed. If meetings overran, the work schedule of representatives from government departments would be disrupted and it would not be ideal for the representatives to attend meetings till late at night; and
- (d) he was also in favour of holding meetings in the morning. Further discussion could be carried out as to which meetings should be whole-day or which would

be easier to handle. He deemed it necessary to schedule certain meetings for the morning and worthwhile to realise arrangements for holding continued meetings. The details were to be further discussed.

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

- (a) she said she had participated in the discussion about rescheduling meetings with chairmen and vice-chairmen of committees. Some members were worried whether rescheduling meetings to be held in the morning would shorten the duration and restrict their speaking time. She said that she had already referred to the meeting duration of committees over the past two years. Despite evidence of data, there was no guarantee that meetings finishing within two hours in the past would not take longer in the future;
- (b) she did not agree with some members' saying that holding meetings in the morning would ease the problem of lacking a quorum. There had been meetings held till almost midnight while there had been quite a number of meetings lacking a quorum as early as around 5 pm during this term. She stated that if Members would make prior arrangements for meetings in advance, they would be able to attend the meetings for the estimated duration; and
- (c) she said that if the meeting schedules remained unchanged, Members could make arrangements for other duties to be dealt with after the meetings containing more agenda items to be discussed. She said that even though she had to leave early sometimes, she was among those who had stayed longer in the meetings.

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

- (a) he agreed that a lack of a quorum had taken place quite often during this term of the STDC. There had also been occasions where Members left even before the Chairman announced the lack of a quorum. That was why Mr WAI Hing-cheung proposed holding the meetings in the morning. Such a new suggestion was a follow-up on Members' questions and needs in the wake of a discussion between the STDC and chairmen and vice-chairmen of committees. He proposed providing more than one choice, i.e. (1) no change, (2) meetings on Tuesdays and Thursdays with a backup mechanism, and (3) all meetings rescheduled to be held in the morning;
- (b) some Members suggested relaxing the quotas for questions and follow-up questions. However, there was a contradiction between overrun meetings and a request for increasing agenda items. If the quotas for questions and follow-up questions were relaxed, the meeting time would be longer and the chances of lacking a quorum would be higher. He thus opined that the existing quotas were reasonable which needed no change; and
- (c) he opined that Proposal Two in the paper was in general the most feasible, unless Members agreed not to reschedule meetings to be held in the morning. Then, Mr WAI Hing-cheung's concern and the problem of frequent lack of a quorum would be addressed.

66. The Secretariat responded that a review had been conducted on the impact of rescheduling meetings exerted on the Secretariat and the manpower arrangements. He stated that it would be a challenge for the Secretariat, but it was not infeasible after consideration. The Secretariat hence was willing to accept the challenge. In terms of the arrangements for papers, if FGAC meetings were to be held on Thursdays, some papers which needed to be endorsed via FGAC's recommendation to the STDC, such as those about funding applications and financial estimates, would have to be delivered to Members less than five working days in advance because the meetings would take place within such a timeframe. Paragraph 10 in the paper also elaborated on this for Members' reference.

67. Mr CHING Cheung-ying said that he hoped Members would focus on discussing the mechanism for holding continued meetings. He suggested holding the meetings from 2:30 pm to 6:30 pm, or 7:30 pm the latest at the Chairman's discretion. If a meeting overran, a continued meeting would be arranged to be held on the same day in the following week. Otherwise, it should be postponed for another week so that it would be easier for Members to make the time. As the Secretariat said, the delivery of papers would not be able to meet the required due date under some circumstances. He questioned if it would worth the risk, as it indeed took him a lot more time to prepare for the FGAC papers. Yet, he agreed on the mechanism for holding continued meetings.

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

- (a) in his opinion, at the meeting with the chairmen and vice-chairmen of the committees, the secretary had suggested starting the meetings at 10 am. It was because the staff at the Secretariat had to attend work on staggered hours in sync with the opening hours. He asked how manpower would be arranged if meetings were to start at 9 am. Besides, if the voting and recording systems in the conference room did not function properly, it would take time to solve the problem. However, the secretary had not yet pointed out clearly its difficulties and how the mechanism for holding continued meetings would be arranged;
- (b) he previously asked the Chairman to submit the proposal to the STDC so that all Members would be able to comprehensively understand the proposed arrangements; and
- (c) he requested the secretary to explain why the meeting time was set to begin at 10 am and end at 1:30 pm and whether it was due to the manning issue or the 1-hour lunch time for staff. He did not want the Secretariat's staff to starve or even get a stomach ache because of STDC meetings.

69. The Chairman shared the same concern with Mr Michael YUNG and lauded him for his compassion. He asked the secretary to explain the issues mentioned by Mr Michael YUNG.

70. The Secretariat replied that paragraph 9 of the paper mentioned 10 am as the proposed meeting time because time had to be reserved for service providers to prepare for the meeting equipment and the electronic voting system. He explained that since there was no consensus on the meeting start time in Members' discussion previously, he did not make a point of mentioning 10 am as the meeting start time. Yet, the proposal and reasons were set out in the

paper.

71. Mr SIU Hin-hong said that opinions of different aspects had to be taken into consideration when it came to institutional changes. He opined that the representatives from government departments present at this meeting should also be asked to express their views on this subject.

72. The Chairman said that, to his knowledge, representatives from government departments had been receptive to opinions and would synchronise with the district councils as much as possible. They would stay till the end of overrun meetings. He truly believed that they would cooperate as much as possible even though there were difficulties, as long as the changes were reasonable and endorsed by the district councils.

73. Mr Wilson LI said that meetings overran till late at night and the lack of a quorum led to a waste of waiting time for government departments and other organisations. A timeframe should hence be fixed. He said that meetings should be efficient and flexible. It would be more ideal for government departments if meetings finished within the fixed timeframe. Being punctual equalled respect for government departments.

74. Mr TING Tsz-yuen said that the STDC's meeting schedules had been in force since 2004. There was not much room for discussion in the past and discussion was not as heated. Now Members were more eager to speak, thereby lengthening the meeting duration and easily leading to the lack of a quorum. Over the past decade or so, participants including Members and representatives from government departments had set up a practice. He hence was in favour of maintaining the status quo. If meeting schedules had to be changed, he agreed with Mr YIU Ka-chun that meetings on Tuesdays and Thursdays should remain unchanged but could start as early as 9:30 am and last till the end. Meetings could adjourn at 1 pm for lunch and resume at 2:30 pm.

75. The views of the Chairman were summarised below:

- (a) he pointed out that many Members expressed their views during the considerable discussion;
- (b) he also often attended long meetings till the end. He agreed that aborted meetings were quite a common place due to the lack of a quorum. He had spotted that some agenda items could not be decided because of the lack of a quorum and the meetings were hence forced to be aborted. Some Members suggested meeting in the morning so that there would be ample time, but the key was whether Members were keen to participate. If they were not, meetings starting at 9:00 am would not be able to continue at 11:00 am due to the lack of a quorum. Thus, he would not address Proposal Three put forward by Mr TING Tsz-yuen; and
- (c) he stated that the meeting would first decide on whether to go for a change. If Members were in favour of staying unchanged, this agenda item would be concluded. If Members were in favour of making a change in the hopes of improving the efficiency and quality of meetings, Proposal Two which was the discussion result between the STDC and chairmen and vice-chairmen of

committees would be considered. They were all seasoned district councillors. Proposals put forward after their discussion should not be hastily shelved but should be offered for Members to make their decision. If no specific proposal was passed, he would convene another meeting with chairmen and vice-chairmen of committees for deliberation.

76. The Council had no objection. The Chairman announced that a vote would be taken according to the aforementioned procedure.

77. The Chairman invited the Council to vote on the meeting schedules and the relevant arrangements of the committees under the STDC.

78. The Council endorsed the change with 20 votes in favour of the change, 15 in favour of maintaining the status quo, and 0 abstention.

79. The Chairman proceeded to the second round of voting on Proposal Two presented in the paper, as the majority was in favour of the change. He reiterated that the meeting would only take a vote on Proposal Two. If it was not passed, he would convene another meeting with chairmen and vice-chairmen of committees to deliberate on the suggestions put forward by Members. He announced that Button 1 referred to voting in favour of Proposal Two in the paper while Button 2 against.

80. The Council endorsed Proposal Two in the paper with 18 votes in favour, 17 against and 0 abstention.

Signature Project Scheme (Sha Tin District)
(Paper No. STDC 4/2018)

81. The Chairman said that the Signature Project Scheme (SPS) in the Sha Tin District included “Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre” and “Decking of Tai Wai Nullah in Sha Tin”. The Hong Kong Jockey Club Charities Trust (JCCT) in principle had agreed to sponsor two SPS programmes for a maximum of \$40 million, with preconditions that the feasibility study of the works had to be passed, the works were approved by the STDC, the Government and the LegCo, and JCCT’s sponsorship had to be appropriately acknowledged. Since the feasibility study of the works had been passed, and the works had been approved by the STDC, the Government and the LegCo, the meeting today focused on the appropriate acknowledgement of JCCT’s sponsorship. The Sha Tin District Office (STDO) had consulted some relevant government departments about the acknowledgement suggestions put forward by JCCT, and JCCT agreed on their opinions. He would now ask Mr Simon WONG, Assistant District Officer of STDO, to give a brief presentation and a vote on several options would then follow.

82. The brief presentation by Mr Simon WONG was summarised below:

- (a) he said that the JCCT agreed to sponsor the two SPS programmes for a maximum of \$40 million. Under the existing agreement with the JCCT, the JCCT would reimburse the programmes for the actual amount paid at a ratio of the maximum sponsorship amount to the estimated programme expenses, i.e. 40:140, which was similar to the arrangements for the Hong Kong Jockey

Club-sponsored public works programmes previously;

- (b) according to the latest estimates, the total estimated amount of expenses of the two SPS programmes was approximately \$140 million, including contingencies and additional works expenses. In other words, both the government funding and the JCCT's maximum sponsorship amount would be exhausted. The STDO previously learned that the JCCT wished to be acknowledged in four aspects: (1) an acknowledgement plaque would be set up in a conspicuous location for each of the two SPS programmes; (2) rights would be given to name the facilities or part of the facilities of the SPS programmes; (3) the JCCT's representatives would be invited to officiate at the activities of the SPS programmes; and (4) words and contents acknowledging the JCCT's sponsorship would be printed on the promotional or advertising materials of the SPS programmes. Since two SPS programmes were sponsored altogether, the STDO suggested including the acknowledgement in both programmes;
- (c) regarding naming rights, the STDO had reviewed the relevant government regulations. According to the General Regulations, only sponsorship amounting to 50% of the total expenses of the sponsored programme(s) was entitled to naming rights. Since the sponsorship amount this time only constituting about 28.6% of the total expenses of both programmes did not meet the 50% requirement, naming rights could not be included in the acknowledgement arrangements;
- (d) regarding "Decking of Tai Wai Nullah in Sha Tin", it was suggested that an acknowledgement plaque measuring about 1m wide and 0.8m high be mounted on the wall at the platform entrance. The plaque would show the logos of both the STDC and the JCCT, the background of the SPS in the Sha Tin District and words acknowledging the JCCT's sponsorship. As for the materials, granite rimmed with stainless steel costing an estimate of \$10,000 would be used;
- (e) regarding "Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre", it was suggested that an acknowledgement plaque be set up at one of the ends of the two optimised footbridges near the Hong Kong Heritage Museum and Sha Tin Park. In selecting the location of setting up the acknowledgement plaque, consideration was given to whether the location was close to the two optimised footbridges, whether it was conspicuous, whether it would pose any danger to passersby, whether it would obstruct passersby and whether the road would still be wide enough for people's access after setting up the plaque;
- (f) as a result, one end between two stone pillars at Footbridge NF41 was one of the suggested locations. The plaque would be closer to the guard railing if set up there. It was estimated that the road would be wide enough for people's access after the plaque was set up. Since there were trees covering the left side and the plaque would be harder to spot, that location was not recommended;
- (g) another suggested location was the sloping spot in between Footbridge NF42 and the footpath. The advantage was that the road would maintain the same width after the establishment of the plaque and the footpath would be affected to the

minimum. It was estimated that the road would maintain a width of 2m for people's access after the plaque was set up;

- (h) the four proposed designs were at an initial stage. Consultants would have it optimised by designers after the STDC had made its choice. It was suggested that a tall (1.25m) or short (1m) design be adopted, and the plaque be made of stainless steel as the shell with a steel internal stand or a natural stone. To achieve a consistent look, it was suggested that the two plaques be made of the same material and in the same size. Otherwise, the cost would go up by about 15%;
- (i) different materials had their own advantages. Natural stones were a common material more durable than stainless steel, but stainless steel would be more in line with other proposed installations made of aluminium and would cost less. A short design would also cost less than a tall one;
- (j) it was suggested that thematic lighting patterns feature "horse riding" over Lek Yuen Bridge, Sand Martin Bridge and Banyan Bridge as an acknowledgement. The consultancy had provided 60 thematic lighting effects, four of which gave a more static effect featuring the four seasons daily. 40 of them were more dynamic; 7 alternated on the weekends; 1 featured the "horse riding" theme; and 9 were specially designed for certain programmes. The "horse riding" theme was estimated to show on about 15 days per year. The thematic lighting system would run from 8 pm to 10 pm, starting with 25 mins of static effects before 5 mins of dynamic effects. In other words, the dynamic effects would run 4 times per night;
- (k) it was also suggested that 12 special display boards be set up along the riverside to introduce the public to the history and community facilities of Sha Tin, distinctive sports activities in the district, etc. It was suggested that words acknowledging the JCCT's sponsorship be included in every display board. The public could also use the QR code thereon to browse online information about the JCCT's sponsorship;

Besides, there were two other ongoing arrangements. Words and contents acknowledging the JCCT, including the sponsor as well as the name and logo of the trust, would be added on the promotional materials of the programmes. Also, the JCCT's representatives would be invited to officiate at the promotional activities. It was suggested that such arrangements be followed in the future;

- (l) in terms of the estimated expenses, only the acknowledgement plaques would be applicable. It would not be necessary to pay extra for other items because either they would not induce any cost or the costs had already been included in the programme expenses; and
- (m) the four options were estimated to cost approximately \$40,000 to \$140,000, subject to the height and material of the acknowledgement plaque set up at the footbridge. The costs would be included in the construction costs of the programmes. Same as other facilities set up in the programmes, the subsequent

maintenance and repairs would be taken care of by the STDO which would also bear the relevant costs. The STDC or the programmes would not have to pay for them.

83. The Chairman asked Members to express their opinion on the acknowledgement arrangements.

84. Mr Billy CHAN said that the JCCT having sponsored so many programmes might not pay much attention to the design of the acknowledgement plaque of these SPS programmes. Hence, he was more inclined to support Option D which would cost the least. He asked if there would be any warranty on the plaque and whether the warranty period would vary because of different materials.

85. Mr James CHAN asked whether erecting a plaque was the JCCT's request and whether it was necessary. He did not believe the JCCT would withdraw its sponsorship if the plaque would not be erected. He opined that the riverside had undergone enough beautification without any need to set up a plaque. He believed a thank you letter to the JCCT would suffice, so he would vote against setting up a plaque.

86. Ms LAM Chung-yan said that there would not be much of a problem to set up a plaque at the JCCT's request. She asked if the hundred thousand odd dollars left after adopting the cheapest proposal would be invested in other public projects. It would be a good thing if the money could be used elsewhere; otherwise she believed the aesthetic element should be well taken into consideration. She hoped the money would be properly spent, and asked if there was a due date for spending the money as she was worried that the deadlines for the works might not be met.

87. Mr WAI Hing-cheung asked whether the thematic lighting effects would be about "horse riding" or "horse racing". If it was the latter, he was concerned about promoting gambling.

88. Mr Michael YUNG agreed that it was appropriate to set up a commemorative plaque, but the expenses should be discussed. In terms of height, he asked if the blue line referred to the sightline of an average adult and whether the average height of a plaque had been considered. The plaque would be set up outdoors and by the sea. He was concerned that it would turn rusty if stainless steel was used. Using natural stones would be more advantageous. He asked if the stainless steel would be specially treated to avoid rust and scratches, and whether the subsequent maintenance and costs would be different. He said that he had also expressed various opinions on the programmes, but they were not shown in the papers. He asked if he needed to vote on the options of the two plaques only.

89. Mr LAI Tsz-yan asked about the starting time of the lighting effects at Sand Martin Bridge. He said some members of the public had told him that the lights were off. He had written to the STDO but not yet received a reply.

90. Mr SIU Hin-hong agreed with other Members who pointed out resources should be fully utilised. The remaining amount should be used elsewhere and it was appropriate to set up acknowledgement plaques. He would consider durability, the aesthetic and safety. It would be better if the design would be in sync with the surroundings. He opined that natural

stones might not be a good match with the surroundings, but he was not in favour of using stainless steel. He suggested using Tsz Shan Monastery as a reference. The materials it used were more appropriate and in sync with the surroundings. The design was similar to a standing crystal. He asked for a simulated image with the actual surroundings as the background, so that he could see whether the design would fit or not.

91. Mr Simon WONG gave a consolidated response as follows:

- (a) he had preliminarily researched the market. In general, the plaque would come with a one-year warranty. After that, the STDO would be responsible for the maintenance and repairs including the costs, with no expiry date;
- (b) setting up the acknowledgement plaques at conspicuous locations of the two SPS programmes was one of the acknowledgment arrangements suggested by the JCCT;
- (c) a hundred thousand odd dollars would be left if the cheapest option was adopted. In principle, the money could be used elsewhere according to the STDC's decision, but it was necessary to consider the works schedule. The works were expected to end in September this year. The timing would not fit if discussion about how to use the remaining amount waited till the works ended. Besides, since the scope of works had been set when the funding application was submitted to the LegCo, only items included therein were applicable. The scope of works concerning "Revitalisation of Shing Mun River Promenade near Sha Tin Town Centre" covered optimising the bridges, creating riverside space and improving display facilities along the riverside. The works had to comply with the above scope, otherwise another funding application would have to be submitted, which was not feasible;
- (d) the "horse riding" thematic lighting effects were a linear design. Different colours and speeds of luminous spots were used to readily associate the effects with the theme. He believed it would not promote gambling because the lighting effects were repetitive with only one result;
- (e) in terms of height, he had considered the average height of a plaque and the sightlines of an average adult and a disabled person, e.g. that of a wheel-chair user;
- (f) regarding the maintenance, he had preliminarily studied that the estimate would constitute 5% of the works expenses;
- (g) regarding the starting time of the lighting at Sand Martin Bridge, he said that it was turned on every day, from 8:00 pm to 9:30 pm on weekdays and 8:00 pm to 10:00 pm on weekends. It would last till midnight as a special arrangement during festivals. He was glad that members of the public paid attention to the on/off time of the lighting, and hoped that the lighting would bring more energy to the district; and
- (h) he had also considered the safety issues if natural stones were used, so he

suggested picking a location not too close to the footbridges and footpaths to prevent members of the public from bumping into it or getting tripped over.

92. Mr Denis LAM gave a consolidated response as follows:

- (a) regarding the height, it could not be too high due to the compatibility of the costs and the surrounding structures. The Buildings Ordinance did not limit the height of a plaque on a barrier-free access. However, the Architectural Services Department (ArchSD) had issued guidelines on the signage within and outside a building. The signage should not be lower than 0.9m. Consideration should be taken as to whether the surface area of the plaque would be a hindrance to people's access;
- (b) regarding the rust problem of stainless steel, he said that stainless steel would be used in the vicinity of rivers in accordance with the ArchSD's guidelines. He provided samples of stainless steel at the meeting for Members' reference. The stainless steel had been colour-plated which would last as long as 100 years or so, unless it had to be washed after being splashed with corrosive liquid; and
- (c) regarding the treatment of marble surface, he provided material samples at the meeting for Members' reference. A marble surface would be polished in different ways to make it look more appealing.

93. Mr LAI Tsz-yan pointed out that members of the public said the lighting disturbed their rest when it was on, and they complained it was a waste of resources when it was off. He asked if the brightness could be adjusted.

94. Mr Michael YUNG said that it was difficult for him to grasp the actual appearance, material, height, etc. of the design just based on the description in the paper. The information could not help him make the right choice. He asked what treatment the stainless steel would undergo to endure erosion by the salted sea breeze, and how the material would be restored if it turned rusty.

95. Mr Simon WONG gave a consolidated response as follows:

- (a) he said the the brightness could be adjusted. Members were previously invited to the site to learn about the adjusted brightness. Medium brightness was in use currently which was enough to show the effects but not too glaring. The lighting was designed to be projected on the bridges for the reflection to show the effects. He welcomed Mr LAI Tsz-yan to express his opinion on the room for improving the thematic lighting system; and
- (b) since it was impossible to produce a 1:1 real object for Members' reference, a 1:1 paper model was displayed instead for Memebers' consideration of the details such as the height and the fonts.

96. The Chairman believed Members had grasped the idea after repeated questioning, understanding and using the near-real-size model as a reference, though it was hard to compare it to the real object. He therefore asked Members to vote on the material and the

height. He believed after the decision was made, Members would be able to comment further on how the STDO could optimise the design.

97. Mr WONG Hok-lai asked if the effects produced by the paper model resembled the real object, as he found that the words on the natural stone design were unclear.

98. Ms Amy CHAN, District Officer of the STDO said that the design was preliminary which would be optimised by designers after Members' decision. She noted Mr WONG Hok-lai's concern about the clarity of the words and would relayed the message to the designer.

99. The Chairman invited the Council to vote on the SPS programmes (Sha Tin District) — design proposals for acknowledgement plaques. If the proposal with the highest vote failing to exceed 50% of the vote, the proposal with the lowest vote would be eliminated and a second round of vote would be taken until a proposal with the highest vote exceeding 50% was selected. He reminded that every Member could only choose one proposal.

100. The Council endorsed the proposal for using tall-size natural stones with 11 votes in favour, 2 in favour of short-size natural stones, 7 in favour of tall-size stainless steel, 1 in favour of short-size stainless steel and 0 abstention.

101. The Chairman invited the STDO to follow up and asked it to consider Members' post-meeting comments as much as possible so as to strive for excellence.

Funding Applications

Funding Application for Employment of Contract Staff by the STDC Secretariat (Paper No. STDC 5/2018)

102. The Chairman said that the FGAC endorsed the funding application and recommended it to the STDC for its consideration on 16 January this year.

103. The Council unanimously endorsed the above funding application.

2017-2018 District Facilities and Improvement Works Proposal (Paper No. STDC 6/2018)

104. The Chairman said that this funding application exceeding 3 million was recommended by the DFMC to the STDC for its consideration.

105. Mr Michael YUNG said that the DFMC had discussed the lighting on the covers, but the DFMC had not yet decided on which lighting proposal to be adopted. He asked if the proposal would be re-submitted to the DFMC for discussion.

106. Mr YIU Ka-chun said that the relevant works details would be re-submitted to the DFMC for discussion if the said funding was endorsed.

107. The Council unanimously endorsed the above funding application.

Information Items

Reports of Committees under the STDC

District Facilities Management Committee
(Paper No. STDC 7/2018)

Culture, Sports and Community Development Committee
(Paper No. STDC 8/2018)

Education and Welfare Committee
(Paper No. STDC 9/2018)

Development and Housing Committee
(Paper No. STDC 10/2018)

Traffic and Transport Committee
(Paper No. STDC 11/2018)

Health and Environment Committee
(Paper No. STDC 12/2018)

Finance and General Affairs Committee
(Paper No. STDC 13/2018)

108. The Council noted the seven reports above.

Financial Account of the STDC (as at 16 January 2018)
(Paper No. STDC 14/2018)

109. The Council noted the above paper.

Information Papers

Report of the District Management Committee
(Paper No. STDC 15/2018)

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

- (a) he commented on paragraph 21. Regarding the relocation of the English Schools Foundation (ESF) to the temporary school premises in Pok Hong Estate and Sun Chui Estate, he had conducted site visits with the ESF, the district councillor of the constituency and the school bus operator, and preliminarily found that “zero-car policy” could be implemented. He said that other ESF schools in Sha Tin, including Sha Tin College and Renaissance College, were also facing traffic problems such as congestion in nearby road sections caused by parents picking up and dropping off school children. He asked how the Education Bureau (EDB) would suggest that the two aforementioned colleges draw reference from the “zero-car policy” adopted by the island school; and

- (b) he commented on paragraph 24. Tung Wah Group of Hospitals had been approved to run a primary school in Shui Chuen O Estate and was required to start operating the school premises in Mei Lam Estate on 1 September this year. He and Mr YAU Man-chun were concerned that the arrangements would only cope with the needs of primary 1 admission but not newly in-take students. He asked how the EDB would discuss with sponsoring bodies the school places arrangements for new admissions from primary 2 to 6. He asked the EDB to reply by submitting post-meeting papers if it was unable to reply today.

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

- (a) regarding Management Scheme for the Display of Roadside Non-commercial Publicity Materials, some government officials claimed that ward offices of DC Members hung publicity materials promoting commercial activities. However, the contents clearly stated as non-profit-making in fact promoted cultural and recreational activities organised by the ward offices of DC Members. He asked how to define non-commercial publicity materials and whether programmes such as flu vaccination and I.D. photo taking would be considered commercial in nature. Besides, sometimes only a certain part of the publicity materials on a display board was considered commercial, but officers would remove the whole board. He added that the banner hung on the roadside by his office promoted clearly-stated-non-profit-making activities, but officers of the District Lands Office, Sha Tin (DLO/ST) still considered it commercial and removed it because prices were shown. He opined that it would take a toll on residents' participation in district activities, and asked how to define commercial publicity materials; and
- (b) regarding the arrangements for display of publicity materials in public housing estates, he asked why the publicity materials hung in the lobby by the ward offices of DC Members could not show prices, but the Mutual Aid Committee (MAC) did not have such a constraint. He asked if the MAC's publicity materials were also required to seek the HD's approval, and if there was a double standard. He cited Chun Shek Estate as an example. A lift lobby in the estate had a notice board of a DC Member's ward office on its left and the MAC's notice board on its right. Some residents could not fathom why the former publicity materials did not specify prices while the latter did. He added that his enquiry was not to prevent the MAC from showing prices on the HD's notice board (its only publicity channel) all the same. His example only referred to the MAC's notice board which displayed the publicity materials of another pro-establishment camp with prices shown.

112. Ms Joyce YIP responded that the EDB had to regularly follow up with the ESF on how the "zero-car policy" had been working in the two ESF schools in Sha Tin. A report would follow in due course. Besides, she said that the EDB had a mechanism for handling the problem regarding the newly in-take students from Primary 2 to 6 in Shui Chuen O Estate. A report to Members would follow.

(Post-meeting note: To effectively realise the policy of forbidding the commuting to and from school by private cars / taxis in Sha Tin College, Sha Tin Junior School and Renaissance

College, the ESF was closely communicating with the school bus company and parents. The ESF officially consulted the relevant stakeholders in the second semester of the 2017/18 school year, so as to officially implement the policy in the 2018/19 school year. Sha Tin College and Sha Tin Junior School would adopt a number of measures to alleviate the traffic, including carrying out a trial run of shuttle bus service to and from MTR stations.

As for residents newly moved into Shui Chuen O Estate, parents who wanted their children to change schools due to relocation might directly approach the schools in the district for enquiry as usual, or seek assistance from the Regional Education Office in Sha Tin (REO/ST). Regarding the application for attending Primary 2 to 6 as “newly in-take students”, the REO/ST previously distributed via the HD the application forms and the contact information on primary schools in Sha Tin to parents of Primary 2 to 6 children moving to Shui Chuen O Estate, so as to assist those students attempting to change to a school in the district. As usual, the EDB would closely work with schools in the district to deal with the demand for school places.)

113. Mr WOO Tim, District Lands Officer (Atg) of DLO/ST responded that the relevant guidelines stipulated that the display of roadside publicity materials was not allowed to promote any commercial products, fee-charging services as well as fee-charging training courses or activities. However, services, training courses and activities co-organised with the government departments or district councils were not bound by such requirements, but were required to seek written approval from the government departments or district councils.

114. Mr Allan CHAN, Chief Manager (Management) (Tai Po, North and Shatin) of the HD responded that he would have to study the relevant examples before giving a detailed reply. Preliminarily speaking, he understood that the MAC was allowed to organise activities on its own, and the HD would approve the publicity materials posted by DC Members and organisations. The publicity materials were required to provide welfare services in principle and be non-profit-making in nature. Activities with prices shown were generally regarded as commercial.

115. Mr WAI Hing-cheung asked if publicity materials showing prices would mean commercial. Besides, he asked if publicity materials showing the name of a commercial organisation would be considered commercial publicity materials. For instance, it would be difficult not to mention bus fares if DC Members mentioned bus route services in publicity materials. If the relevant department judged the commercial nature of a publicity material merely by whether prices were shown, he believed the majority of the DC Members would fail to comply in full.

116. Mr WONG Hok-lai said that it was inevitable for publicity materials to mention bus companies if bus routes were mentioned. He asked if publicity materials showing prices would be equivalent to commercial in nature. For example, organising a tour might be commercial in nature. He asked if it would be considered non-commercial only if the publicity materials did not show the tour fees. Besides, the government department had once removed more than a dozen of his banners merely because the font size of a specified number thereon was 0.2mm smaller. He asked the HD to review the number of banners in breach in the whole Sha Tin District.

117. Mr NG Kam-hung asked the HD to define “commercial in nature”. He asked if it would be commercial in nature for an activity to charge transportation fees. He opined that only activities involving trading should be considered commercial in nature. Besides, he asked if the promotion of flu vaccination would be regarded as commercial in nature. He asked the government how long it would take to decide whether a publicity material was commercial or not.

118. Mr CHING Cheung-ying opined that it was rather vague of the HD to use the macro definition of “commercial in nature” to decide the nature of the activities organised by the ward offices of DC Members.

119. Mr WONG Yue-hon opined that the DLO/ST’s definition of “commercial in nature” would only obstruct DC Members in stating the fees required for joining the activities, consequently making it difficult for members of the public to decide whether to participate or not. Besides, he could comply if the HD forbade DC Members to post publicity materials showing prices, but he hoped the HD would not change the rules for the MAC because locations allowed by the HD to post publicity materials were the only channel for the MAC to promote its activities.

120. Mr YIP Wing said that he had once been fined by the DLO/ST for jeopardising the safety of passersby because his banners were not hung properly. He said it was difficult for him to send people to monitor the banners hung by his office around the clock. He already reported to the police that his banners had been vandalised, so he would not pay the fine.

121. Mr Tiger WONG said that he had met with the DLO/ST, the FEHD and the relevant contactors hired by the government concerning the display of roadside non-commercial publicity materials. During the time, he already stated that the government’s explanation to individual DC Member was not enough. The government should communicate with those DC Members particularly concerned about this issue and explain to them the procedure for removing publicity materials and the regulations.

122. Mr LI Sai-hung said that he hoped the DLO/ST would not over-correct the publicity materials of DC Members but at the same time would take proper enforcement action. The LegCo by-election was approaching; vertical and horizontal banners likely to be the candidates’ were set up every Friday evening on the “Octopus Footbridge” in Tai Wai, the entrance of Sun Chui Estate, Exit A of Tai Wai MTR Station, etc. Those banners would be removed on the following Monday. Pull-up banners were easily blown over by strong winds and might pose a danger to passersby. He asked the DLO/ST and the FEHD to inspect the said locations more.

123. Mr Wilson LI said that he asked the DLO/ST to step up its efforts to manage unallocated government land. He said that its enforcement action sometimes went overboard. For instance, the DLO/ST, after spotting a missing approval number on a publicity material or a loose banner, could first call to advise the relevant persons to rectify the problem instead of imposing penalties directly. Some DC Members of the democratic camp were not well-off. He hoped the DLO/ST would communicate more with DC Members. Besides, he suggested that the DLO/ST strengthen enforcement action against some irregularities affecting people’s livelihood. There were things such as weeds growing, abandoned tyres and illegally parked bicycles on the black spots of mosquito problems in

between Wu Kai Sha Village and Double Cove. Also, he asked the government department to further handle the issues concerning the shingle beach in Wu Kai Sha.

124. The Chairman said that government departments except the STDO did not need to immediately reply to all the questions on this information paper raised by Members. The topic under discussion was the District Management Committee (DMC)'s report on 3 January 2018 submitted by the STDO which was chiefly meant for DC Members' information. If Members had questions about the report, the DO might respond. If representatives of the relevant government departments were present, he believed they would noted Members' opinions and duly follow up after the meeting. He added that, at the DMC meeting on 3 January 2018, he mentioned that Members had complained about how the DLO/ST handled roadside publicity materials and how the HD handled publicity materials in public housing estates. Thus, "Management Scheme for the Display of Roadside Non-commercial Publicity Materials" and "Display of Publicity Materials in Public Housing Estates" were elaborated in the paper. He thanked the DO for factually minuting the discussion on that day. He already raised the questions asked by DC Members just now at the DMC meeting on that day, and asked the DLO/ST and the HD to follow up. The representative of the DLO/ST responded that it was impossible for Sha Tin to take enforcement action by another standard when it was under the same handling mechanism of Hong Kong, so the opinions would be relayed to the DLO/ST. The representative of the HD said that they would review if their handling method was fair. He believed the relevant departments would report at the next DMC meeting. He asked the DO to report at the report of minutes of the DMC then.

125. The Council noted the above paper.

Date of Next Meeting

126. The next meeting was scheduled to be held at 2:30 pm on 29 March 2018 (Thursday).

127. The meeting was adjourned at 8:02 pm.

Sha Tin District Council Secretariat
STDC 13/15/50

March 2018