

**Summary of Minutes of the 7th Meeting of
the Commerce, Industry and Housing Committee (2014-2015)**

Meeting

The Commerce, Industry and Housing Committee (“CIHC”) held its 7th meeting on 1 December 2014.

Occupation of Government Land by The Link as Indicated by Its Altering the Shopping Centre?

2. Members raised the following views and enquiries on this issue: (a) The Link was urged to make improvements to the smoke lobby as soon as possible; (b) noting that the smoke door was currently kept open due to its heavy weight, Members enquired of the Fire Services Department whether this practice was in violation of the Fire Services Ordinance. Members opined that the smoke lobby should be restored to the original state if it had no practical functions; (c) Members opined that The Link had prejudiced the public’s interests by closing the passageway of the shopping centre. Members also criticised The Link for carrying out the works without prior consultation; (d) the Housing Department (“HD”) was asked about the schedule for the re-provisioning of the covered passageway; (e) Members asked how much of the costs arising from the re-provisioning of the covered passageway in the HD premises would be borne by The Link; (f) Members enquired why The Link could commence the works before the Lands Department had received all the documents for examination and approval; and (g) Members considered that this issue had been discussed by the CIHC for three times and should no longer drag on and on. They requested The Link to give concrete rather than perfunctory responses to questions.

3. The Chairman concluded by saying that the issue would be passed to the Working Group on Monitoring of Alteration Works of The Link for follow-ups and would be reported in the work report of the working group under the CIHC. Moreover, the CIHC resolved to write to the Transport and Housing Bureau requesting it to give an account of the situation and send representatives to attend the next CIHC meeting.

Review of the Building Management Ordinance (Cap. 344)

4. Members considered that though with good intent, the consultation paper should pay more attention to core issues. In view of this, Members put forth their comments and suggestions on (a) the formation of owners’ corporations (“OCs”), (b) proxy instruments, (c) the appointment of deed of mutual covenant (“DMC”) managers, (d) building maintenance, (e) notices on OC meetings, (f) meetings for endorsement of major maintenance projects, (g) arrangements to be made in case of the OC chairmanship falling vacant, and (h) DMC amendments.

5. The Chairman concluded by asking Members to offer their suggestions on the above issues by the end of the consultation period.

Protest against the Maladministration of the HD and Request for Re-establishment of Banks in Siu Hong Commercial Centre

6. A Member indicated that the HD had failed to answer residents' need for banks in Siu Hong Commercial Centre, as the Department had let a shop there to a chain store selling personal care products after three tendering exercises with no tender submission from banks. The HD had also failed to consult the management committee of Siu Hong Commercial Centre on this issue. Yet, another Member opined that the target of protest should be the banking sector and expressed understanding for the HD's arrangements, saying that as no banks had submitted tenders in the three tendering exercises, it was a waste of resources to leave the shop vacant pending tenders from banks.

7. A representative of HD responded that the public tender had been open not only to the former tenant and the HD had published tender notices on newspapers as well as its website. Besides, the HD had reported on the status of the tender at the meeting of the traders' association of the commercial centre held in July 2014, and participants of the meeting had told the banking sector about the situation. Still, no banks had been willing to lease the shop. She further said that the former tenant had set up automatic teller machines in Siu Hong Commercial Centre, while the HD would continue its endeavours to negotiate with the former tenant in a hope that it could provide counter banking services in Siu Hong Commercial Centre.

8. The Chairman concluded by asking the HD to continue reviewing the demand for banking services in Siu Hong Commercial Centre. Besides, the CIHC resolved to write to the Hong Kong Monetary Authority inviting its representatives to the next CIHC meeting to explain the issue.

Work Reports by the Working Groups under the CIHC

(a) Working Group on Occupational Safety and Health

9. Members noted the contents of the report by the working group.

(b) Working Group on Economic Development in Tuen Mun

10. A Member suggested that the working group should put its resources to other uses conducive to Tuen Mun's economic development instead of organising job fairs similar to those often held by the Labour Department and other organisations.

11. The Convenor responded that the working group had followed up on the comments raised by Members at the previous CIHC meeting. To encourage the public to work and unleash the working potential of women and retirees, talks and thematic sharing sessions on industries, such as the care sector which currently had a low employment rate, would be held in the Job Fair for Tuen Mun Residents, where professionals would be invited to talk about their sectors.

(c) **Working Group on Building Management**

12. The Chairman said that the working group and the Tuen Mun District Office (“TMDO”) would jointly organise a number of courses. He encouraged Members to actively enroll on them.

Work Report on Private Building Management in the Tuen Mun District

13. Members noted the contents of the report by the TMDO.

Report by the Buildings Department

14. The CIHC noted the contents of the report by the Buildings Department.

Secretariat, Tuen Mun District Council

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