

Minutes of the 10th Meeting of
the Commerce, Industry and Housing Committee (2016-2017) of
the Tuen Mun District Council

Date: 5 June 2017 (Monday)

Time: 9:30 a.m.

Venue: Tuen Mun District Council (TMDC) Conference Room

<u>Present</u>		<u>Time of Arrival</u>	<u>Time of Departure</u>
Ms CHING Chi-hung (Chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Manwell, Leo (Vice-chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr LEUNG Kin-man, BBS, MH, JP	TMDC Chairman	9:30 a.m.	End of meeting
Mr LEE Hung-sham, Lothar, MH	TMDC Vice-chairman	9:30 a.m.	End of meeting
Mr TO Sheck-yuen, MH	TMDC Member	9:30 a.m.	10:19 a.m.
Ms KONG Fung-yi	TMDC Member	9:30 a.m.	End of meeting
Mr NG Koon-hung	TMDC Member	9:30 a.m.	End of meeting
Ms WONG Lai-sheung, Catherine	TMDC Member	9:30 a.m.	End of meeting
Mr AU Chi-yuen	TMDC Member	9:30 a.m.	End of meeting
Ms HO Hang-mui	TMDC Member	9:30 a.m.	End of meeting
Mr LAM Chung-hoi	TMDC Member	9:30 a.m.	End of meeting
Mr TSUI Fan, MH	TMDC Member	9:30 a.m.	End of meeting
Ms LUNG Shui-hing, MH	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Man-wah, MH	TMDC Member	9:42 a.m.	End of meeting
Mr CHEUNG Hang-fai	TMDC Member	9:30 a.m.	End of meeting
The Hon HO Kwan-yiu, JP	TMDC Member	9:32 a.m.	End of meeting
Ms CHU Shun-nga, Beatrice	TMDC Member	9:30 a.m.	End of meeting
Mr TSANG Hin-hong	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	9:40 a.m.	End of meeting
Mr MO Shing-fung	TMDC Member	9:36 a.m.	End of meeting
Mr YEUNG Chi-hang	TMDC Member	9:30 a.m.	End of meeting
Mr YAN Siu-nam	TMDC Member	9:30 a.m.	End of meeting
Mr TAM Chun-yin	TMDC Member	9:30 a.m.	End of meeting
Ms MA LO Kam-wah, Virginia	Co-opted Member	9:30 a.m.	End of meeting
Mr FUNG Pui-yin	Co-opted Member	9:30 a.m.	End of meeting
Mr NG Kwok-yan, Akina	Co-opted Member	10:20 a.m.	End of meeting
Mr CHAN Tsim-heng	Co-opted Member	9:30 a.m.	End of meeting
Mr TSOI Shing-hin	Co-opted Member	9:30 a.m.	End of meeting
Mr HO Chui-wan, Ida (Secretary)	Executive Officer (District Council) 1, Tuen Mun District Office, Home Affairs Department		

Absent with Apologies

Ms SO Ka-man	TMDC Member
Mr NG Ka-ho, Andrew	Co-opted Member

In Attendance

Ms KOO Kit-ye, Angie	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Ms CHAK Man-ye, Rene	Liaison Officer i/c Building Management and Town Centre, Tuen Mun District Office, Home Affairs Department
Mr CHOI Chi-man, Michael	Senior Building Surveyor/E5, Buildings Department
Mr CHOW Chiu-leung	Station Commander, Castle Peak Bay Fire Station, Fire Services Department
Ms WA Lei-chun, Winnie	Senior Community Relations Officer/ICAC Regional Office (New Territories North West), Independent Commission Against Corruption
Mr HO Chik-tung, Dennis	Labour Officer (Workplace Consultation Promotion), Labour Department
Mr MOK Hing-cheung	Administrative Assistant/Lands, District Lands Office, Tuen Mun, Lands Department
Ms CHENG Chui-king, Christine	Housing Manager/Tuen Mun 4, Housing Department
Mr WONG Wai-lam, William	Maintenance Surveyor/Tuen Mun and Yuen Long, Housing Department

I. Opening Remarks

The Chairman welcomed all present to the 10th meeting of the Commerce, Industry and Housing Committee (“CIHC”).

2. The Chairman reminded Members that any Member who was aware of a personal interest in a discussion item should declare the interest before the discussion. The Chairman would, in accordance with Order 39(12) of the Tuen Mun District Council (“TMDC”) Standing Orders, decide whether the Member who had declared an interest might speak or vote on the matter, might remain in the meeting as an observer, or should withdraw from the meeting. All cases of declaration of interests would be recorded in the minutes of the meeting.

II. Absence from Meeting

3. The Chairman said that as Ms SO Ka-man had delivered a baby in May and needed a rest, she had submitted an application for leave of absence and sought consent from the CIHC. The CIHC accepted Ms SO Ka-man’s leave application.

4. The Secretary reported that no applications from other Members for leave of absence had been received.

III. Confirmation of Minutes of Last Meeting

5. As Members proposed no amendments to the minutes, the Chairman announced that the minutes of the 9th meeting of the CIHC (2016-2017) were confirmed.

IV. Matters Arising

(A) Proposal to Improve Facilities of Pitches/Courts of Housing Department (CIHC Paper No. 1/2017)
(Paragraphs 7 - 18 of Minutes of the 8th Meeting and Paragraphs 6 - 16 of Minutes of the 9th Meeting of CIHC (2016-2017))

6. The Chairman welcomed Mr William WONG, Maintenance Surveyor/Tuen Mun and Yuen Long of the Housing Department (“HD”), to the meeting.

7. The Chairman said that at its previous meeting, the CIHC had requested the HD to prioritise the proposals that could be implemented and provide a timetable for implementation to facilitate further discussion. She invited the HD to report on the progress.

8. Mr William WONG of the HD said that in public housing planning, the department would plan suitable recreational facilities by reference to the Hong Kong Planning Standards and Guidelines (“HKPSG”). Facilities were planned based on the estimated population of a housing estate and varied according to actual circumstances to meet community needs. If ample space was available, the size of a ball court would be determined in accordance with Chapter 4 of the HKPSG and the technical guidelines set by the department.

9. The Chairman enquired whether the HD had worked out a timetable in order of priority for the improvement proposals to be implemented.

10. Ms Christine CHENG, Housing Manager of the HD, responded that meetings of the Estate Management Advisory Committees (“EMAC”) had recently been held in nine public housing estates in Tuen Mun, among which six housing estates had resolved to use EMAC funding to install nets in ball courts, one housing estate was still having discussion and the remaining two housing estates opposed using EMAC funding. The department had earlier discussed improvements to housing estate facilities with the TMDC Members of the constituencies of the public housing estates concerned, and Estate Managers would keep in touch with the TMDC Members to upgrade ball court facilities in the housing estates.

11. Ms Christine CHENG of the HD further pointed out that EMACs no longer existed in the four Tenant Purchase Scheme (“TPS”) estates in Tuen Mun after the estates had formed their owners’ corporations. In view of this, Property Service Managers of the department had planned improvement works for Leung King Estate. The department would proceed to meet with the TMDC Members of the constituencies of the other three TPS estates to get an understanding of the situations there. It would also include feasible proposals in the housing estate action plans for the coming year, with a view to improving ball courts facilities in the estates.

12. The Chairman asked whether the HD would accept the proposals put forward by the CIHC at the previous meeting, which included the installation of rubber mats, drinking fountains and lockers.

13. Mr William WONG of the HD responded that rubber mats, drinking fountains and lockers fell outside the territory-wide standards. For Tuen Mun, members of the local communities concerned were carrying out studies for consideration of further improvements. As the proposed items were not standard

facilities, separate discussions were necessary if any individual housing estate wished to have these items installed.

14. A Member asked when the HKPSG was drawn up, opining that the standards might fail to meet the needs arising from population growth. Moreover, she said it was not desirable that individual housing estates decided on their own whether to install the improvement facilities concerned, adding that the HD should take the initiative to upgrade ball court facilities in all public housing estates. Besides, the Police had indicated that theft cases had declined after the Leisure and Cultural Services Department (“LCSD”) had installed lockers at its recreational facilities, so the HD should take reference from the above approach used by the LCSD.

15. Mr William WONG of the HD responded that the department would consider whether to install lockers with regard to the circumstances of individual housing estates (e.g. whether ample space was available). However, the department mainly served residents of housing estates while the LCSD served the general public, so they had different standards. Currently, the department had no policy in place for a full-scale review of aged public housing estates, so the improvement proposals would be referred to individual housing estates for discussion.

16. A Member held the view that the HD’s policies were outdated and should be up for review.

17. A Member requested the HD to provide a progress report on how to implement the improvement proposals. He also asked how the department would deal with the housing estates whose EMACs had objected at their meetings to applying EMAC funding to ball court improvement works. In addition, he reckoned that the improvement works to the four TPS estates should be carried out concurrently.

18. Mr William WONG of the HD responded that the latest update on the HKPSG was made in August 2016.

19. Ms Christine CHENG of the HD added that at EMAC meetings, the department encouraged EMAC members to use EMAC funding provided by the department for minor works. For TPS estates, Property Service Managers would continue to follow up on their needs.

20. A Member suggested the CIHC write to the Transport and Housing Bureau

(“THB”) requesting it to upgrade ball courts facilities in public housing estates. Another Member enquired whether the HD would take the initiative to conduct a full-scale review of public housing estates or it would do so only upon instruction by the THB.

21. Mr William WONG of the HD responded that the department had been carrying out improvement works for public housing estates, such as the launch of the Total Maintenance Scheme and improvements to laundry facilities in housing estates. It would continue to carry out repairs according to the needs of different housing estates in a bid to ease the problem of aging public housing estates.

22. Ms Christine CHENG of the HD added that the works section of the department would undertake not only routine maintenance but also overall review for housing estates such as exterior wall maintenance and replacement of metal gates.

23. A Member held the view that the HD should undertake a full-scale review of aged public housing estates and suggested a letter be written to the THB expressing the above demand. Another Member said individual EMAC members worried that there would not be enough resources to address other needs in housing estates if EMAC funding was used for ball court improvement works. He urged the HD to allocate additional resources to EMACs for this purpose.

24. Ms Christine CHENG of the HD thanked Members for their views and said she would relay them to the department.

25. The Chairman concluded by saying that the HD should clearly explain at the EMAC meetings of housing estates how EMAC funding could be used. Besides, the CIHC would write a letter to the THB requesting a review of policies on standard facilities in public housing estates and expressing Members’ views. Secretariat

(Post-meeting note: The above letter was issued on 21 July 2017.)

V. Discussion Items

(A) Proposal to Retrofit Ramps and Safety Facilities on Both Sides of Zebra Crossing between Ting Lung House and Shopping Centre (CIHC Paper No. 10/2017)

26. A proposer of the paper said that after the renovation of the shopping centre (i.e. H.A.N.D.S) next to On Ting Estate carried out by Link Real Estate Investment

Trust (“Link”), the HD would build a covered walkway leading from Ting Lung House to the shopping centre. She hoped the department would start to study the retrofitting of ramps and safety facilities at that place as soon as possible.

27. The proposer of the paper further said that she had been the convenor of a working group for the disabled under the Social Services Committee in 1994 and, for many years, she had been striving for more barrier-free facilities in Tuen Mun. The proposal had not been considered urgent in those years, since there had been neither guideline on barrier-free facilities in society nor, according to the HD, many disabled people in the district. However, she and the TMDC Member of the constituency of Siu On Court had kept on expressing views on measures on barrier-free facilities to the HD.

28. Members’ comments are summarised as follows:

- (i) A Member said he had earlier visited the above location with the HD’s staff. Noting that many residents walked to Siu On Court along the carriageway as there were no crossing facilities, he hoped the department could build barrier-free access there as soon as possible;
- (ii) A Member said carriageways in On Ting Estate were one-way roads and residents living in the estate often walked along carriageways. The Member suggested the department put up warning signs there;
- (iii) During a visit with the HD to the above location on 5 May 2017, a Member had suggested the department build barrier-free access there;
- (iv) A Member said disabled people were very inconvenienced because no barrier-free access was provided at the above location; and
- (v) A Member said accidents had taken place at the vehicle entrance gate there. In his view, the HD should not only build barrier-free access but also put up route maps, so that drivers could know the right routes.

29. Ms Christine CHENG of the HD responded that the works section of the department was exploring whether ramps could be built on both sides of the zebra crossing at that location, and it would also consider providing more safety measures. She would relay Members’ views to the department and report back to the CIHC in due course.

30. The Chairman said Members might further follow up on the works in question at EMAC meetings in order to understand the progress of the works.

31. Members' comments in the second round of discussion are summarised as follows:

- (i) A Member reckoned that the HD should study the area in question on a full scale, build barrier-free access and ameliorate the chaotic traffic situation;
- (ii) A Member who was not an EMAC member hoped the progress of the works could be discussed at CIHC meetings;
- (iii) A Member held the view that the issue should be discussed not only at EMAC meetings, as it involved not merely On Ting Estate but also traffic at other locations in the district; and
- (iv) A Member opined that the CIHC should further discuss this issue.

32. Moreover, a Member noted that at the meeting, the proposer of the paper had distributed document records of her previous work to other Members. The Member opined that she should distribute the documents to all CIHC Members for reference. The proposer of the paper responded that the documents were newspaper cuttings evidencing the results of her long efforts to fight for barrier-free facilities. She reiterated that she had been the convenor of a working group for the disabled in 1994, but the working group had been scrapped later due to opposition from other Members.

33. The Chairman said the CIHC would further discuss this issue. She would like the HD to review whether barrier-free facilities in all HD public housing estates were complete and report at the next meeting on the latest progress of the works in question. She further said the proposer of the paper might distribute the above newspaper materials to CIHC Members for reference if she wished.

HD

(B) Request for Setting Higher Standards on Radiation Generated by Base Stations on Public Housing Rooftops
(CIHC Paper No. 11/2017)
(Written Response of Office of Communications Authority)

34. A proposer of the paper hoped to hear the HD's responses before providing elaboration.

35. Ms Christine CHENG of the HD responded that some buildings in the existing nine public housing estates in Tuen Mun were installed with radio base stations (“base stations”). According to the department’s guidelines, mobile phone network operators might install base stations in public housing estates to provide mobile telecommunication services for residents and communities. The department would process applications for installation of base stations in accordance with the established procedures including assessing whether the applications met all the legal requirements relating to buildings and conducting feasibility assessments for the base stations.

36. Ms Christine CHENG of the HD added that operators were required to make applications to the Communications Authority (“CA”) before their base stations were put into use, and before approving the applications, the Office of the Communications Authority (“OFCA”) would examine the levels of radiation from the base stations and carry out technical assessments on the total radiation levels in the areas of the base stations to ensure compliance with radiation safety standards. The operators were required to provide the OFCA with measurement reports within one month from the commencement of operation of their base stations to prove that the radiation levels of the base stations met the safety standards.

37. The Chairman asked the HD whether the above standards applied to old public housing estates. Ms Christine CHENG of the HD said the above standards applied to all public housing estates.

38. A proposer of the paper said residents had complained to her that a larger proportion of people living on upper floors suffered from cancers and there had been cases of all members of a flat being cancer sufferers. She suspected that this had to do with radiation from base stations and thus asked about the distribution of base stations. She pointed out that the radiation standards currently used in Hong Kong were lower than those in other countries, so it was necessary to raise the radiation standards. Also, she suggested base stations be sited at higher levels (e.g. 10 metres above a rooftop) to protect residents’ health.

39. Members’ comments and enquires are summarised as follows:

- (i) A Member believed that the problem described in the paper was not confined to public housing estates;
- (ii) A Member enquired of the HD whether an upper limit was imposed on the number of base stations built at each building;

- (iii) A Member reckoned that the CIHC should discuss the issue of “raising radiation standards” and work out concrete figures for reference by the relevant departments;
- (iv) A Member noted that an operator would pay the HD a handsome rent if it was allowed to build base stations at a public housing estate. In his view, the department should return the rents paid by operators to the public housing estates concerned;
- (v) A Member said residents living on upper floors had complained to her about suffering from sleeplessness, headache and nausea. She urged the HD to look into whether base stations had any impacts on residents’ health; and
- (vi) A Member pointed out that the standards in the Guidelines for Limiting Exposure to Time-varying Electric, Magnetic, and Electromagnetic Fields (“Guidelines”) was drawn up by the International Commission on Non-ionizing Radiation Protection in 1998. The Member added that Hong Kong should raise the standards concerned because the maximum allowable power output of the electromagnetic field (“EMF”) generated by a base station at specific operating frequency was nine million microwatts per square metre in Hong Kong, which was 90 times higher than the standard of 100 000 microwatts per square metre in China and Russia, and 9 000 times higher than the standard of 1 000 microwatts per square metre set by the Institute of Building Biology and Ecology Neubeuern in Germany.

40. Ms Christine CHENG of the HD further said that at a meeting of the Legislative Council on 22 March 2017, the Department of Health (“DH”) had stated that the World Health Organization (“WHO”) believed there was no sufficient evidence at the moment to prove any adverse effects on the health of human beings exposed to an EMF below the level set out in the Guidelines. If residents living near base stations could provide documentary proof that their health was affected by the flats they lived in, the department might arrange flat transfer. She added that there were only two base stations at the most at a building in the existing public housing estates in Tuen Mun.

41. Members’ comments in the second round of discussion are summarised as follows:

- (i) A Member considered that the approach was not ideal because even though

residents might apply for flat transfer, other residents moving into the flats concerned would still suffer;

- (ii) A Member suggested the CIHC write to the OFCA and the HD urging the relevant departments to raise the radiation standards and site base stations at higher levels;
- (iii) A Member held the view that while there was no evidence at the moment to prove the adverse effects of EMFs on health, a responsible government department should not delay action until a confirmed case of disease occurred;
- (iv) A Member suggested the CIHC further discuss this issue at a meeting where the OFCA would be invited to attend;
- (v) A Member opined that in case two base stations were installed at a building, the radiation amount might be doubled and affect residents' health even if their radiation levels were below the WHO standard;
- (vi) A Member reckoned that the HD should put forward other feasible proposals on how to mitigate the impacts of radiation on residents;
- (vii) A Member held the view that the OFCA should provide information not just on the Guidelines but also on the radiation standards in force in other countries; and
- (viii) A Member opined that the CIHC should invite the DH to its meetings as the issue was concerned with health.

42. The Chairman said the CIHC would further discuss this issue and invite the Secretariat OFCA and the DH to send their staff to attend its meetings.

VI. Reporting Items

(A) Work Reports by Working Groups under CIHC **(CIHC Paper No. 12/2017)**

(i) Working Group on Occupational Safety and Health

43. Members noted the report of the above working group.

(ii) Working Group on Economic Development in Tuen Mun

44. The Convenor of the working group said that due to a scheduling clash with other meetings, the working group's meeting had not been held as scheduled on 16 May 2017. He would convene the next meeting as soon as possible to discuss the work plan for the current year.

(iii) Working Group on Building Management

45. Members noted the report of the above working group.

(iv) Working Group on Monitoring of Link

46. Members noted the report of the above working group.

47. The Convenor of the above working group said Link had sent no representative to the working group's meeting held on 15 May 2017. She said this non-standing working group served to address the issues concerning alteration works (e.g. fire rated doors) at the shopping centre in On Ting Estate. She further said most of the issues had been resolved and the only outstanding part was acceptance inspections. Therefore, she considered it unnecessary to extend the term of office of the working group upon its expiry in mid-June.

48. The Chairman said Link would not attend the working group's meetings any more as its follow-up work was already done. She opined that as a department with a permanent representative on the working group, the HD had a responsibility to constantly follow up on the outstanding items at EMAC meetings after the term of office of the working group expired.

49. Members' comments are summarised as follows:

- (i) A Member reckoned that it was irresponsible of Link not to attend the meetings of the working group. Dissatisfied and disappointed with this, she would continue to follow up with the HD on the items not yet completed by Link;
- (ii) A Member remarked that as a business organisation, Link was not obliged to attend the working group's meetings. The Member further said the name "Working Group on Monitoring of Link" might give Link a negative impression of the working group;
- (iii) A Member held the view that the CIHC should keep a working group to follow up on the items endorsed by the CIHC. Citing an example, the Member said the CIHC had earlier resolved to request the HD to replant

trees, but the matter had not been followed up afterwards due to staff changes at the department;

- (iv) A Member reckoned that even if no working group was to be formed, the outstanding items should be included as matters arising for follow-up by the CIHC; and
- (v) A Member noted that while Link had done alteration works at Butterfly Market, the Independent Checking Unit of the HD had not yet issued a certificate of compliance. He hoped Members would give consent if it was necessary to form a working group for follow-up in the future.

50. The Chairman said Link had indicated that if the CIHC had any Link-related discussion items, they would be glad to send representatives to CIHC meetings. Besides, she considered that at the moment there was no need to form another working group because the HD could follow up on matters concerning individual housing estates at EMAC meetings. She suggested creating a reporting item at the CIHC and requesting the HD and other relevant departments to report on the outstanding matters at CIHC meetings to keep Members updated about the progress.

HD

51. The Chairman announced that the above three working group reports were endorsed.

(B) Work Report on Private Building Management in Tuen Mun District
(CIHC Paper No. 13/2017)

52. Members noted the above work report.

(C) Report by Buildings Department
(CIHC Paper No. 14/2017)

53. Members noted the contents of the report by the Buildings Department (“BD”).

54. A Member said a letter had recently been received from the BD requesting TMDC Members to provide information about abandoned or dangerous signboards in the district. He had earlier provided such information for the department, but found that no follow-up action had been taken. He did not understand why the department had requested further information from TMDC Members despite the fact that it had yet to complete its follow-up work.

55. Mr Michael CHOI, Senior Building Surveyor/E5 of the BD, responded that he did not have the related information at the moment, but he would ask the relevant sections about the case and contact the Member after the meeting for follow-up.

(Post-meeting note: The BD indicated that its Minor Works and Signboard Control Section had written to the TMDC Chairman on 24 May 2017 seeking the TMDC's assistance in providing information about abandoned or dangerous signboards in the district. In response to a Member's enquiry about the status of follow-up work on the cases of abandoned signboards referred in 2016, the department had made a report to the Member by email.)

56. A Member said the BD had failed to contact him for follow-up as promised at the previous meeting. Attributing this to a massive pile-up of work at the BD, he urged the department to take prompt action.

57. Mr Michael CHOI of the BD responded that a representative of the department had followed up on the signboard-related matters at a meeting of another working group. He would further ask the above Member about the situation after the meeting.

(Post-meeting note: The BD indicated that it had contacted the Member after the meeting, and that at the meeting of the Working Group on Markets and Illegal Hawking Activities on 19 June 2017, it had reported on the progress of follow-up on the signboards and supporting frames at shop front he had mentioned.)

58. A Member said the information he asked for was about a reporting item at the CIHC and this should not be confused with the meeting mentioned by the department, which was about the joint operations carried out by the Tuen Mun District Office and the BD.

VII. Any Other Business and Date of Next Meeting

59. There being no other business, the Chairman closed the meeting at 11:10 a.m. The next meeting would be held on 7 August 2017.

Tuen Mun District Council Secretariat

Date: 21 July 2017

File Ref: HAD TM DC/13/25/CIHC/17