

Minutes of the 11th Meeting of
Commerce, Industry and Housing Committee (2018-2019) of
Tuen Mun District Council

Date: 19 August 2019 (Monday)

Time: 9:32 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, JP (Chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Manwell, Leo (Vice-chairman)	TMDC Member	9:39 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, BBS, MH	TMDC Vice-chairman	9:30 a.m.	End of meeting
Mr TO Shek-yuen, MH	TMDC Member	9:31 a.m.	End of meeting
Ms KONG Fung-yi	TMDC Member	9:30 a.m.	End of meeting
Mr NG Koon-hung	TMDC Member	9:30 a.m.	10:24 a.m.
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	9:32 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	9:46 a.m.	End of meeting
Mr CHAN Man-wah, MH	TMDC Member	9:30 a.m.	End of meeting
Mr CHEUNG Hang-fai	TMDC Member	9:30 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	9:33 a.m.	End of meeting
Ms SO Ka-man	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	10:33 a.m.	End of meeting
Mr MO Shing-fung	TMDC Member	9:30 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
Mr FUNG pui-yin	Co-opted Member	9:31 a.m.	End of meeting
Ms LAI Ka-man	Co-opted Member	9:30 a.m.	End of meeting
Mr LEUNG Ka-tai, Gary	Co-opted Member	9:37 a.m.	End of meeting
Mr WONG Yu-kei	Co-opted Member	9:36 a.m.	End of meeting
Mr LAW Wai-hung	Co-opted Member	9:30 a.m.	End of meeting
Mr LEUNG Hon-kit, Roger (Secretary)	Executive Officer (District Council) 1, Tuen Mun District Office, Home Affairs Department		

By Invitation

Ms LAI Suet-mui, Erika	Housing Manager/Tuen Mun 2, Housing Department
Ms LAM Fung-ping, Ida	Property Service Manager/Service (Tuen Mun & Yuen Long) 2, Housing Department
Ms POON Sze-wai	Assistant Housing Manager/Tenancy (Tuen Mun 4), Housing Department
Mr LUK Chi-bun	Assistant Housing Manager/On Ting (2), Housing Department
Ms CHAN Ping	Housing Officer/Tenancy (Tuen Mun 4), Housing Department

In Attendance

Ms YAN Yuet-han, Fion	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Ms LEE Fung-yi, Maggie	Liaison Officer i/c Building Management & Town Centre (Acting), Tuen Mun District Office, Home Affairs Department
Mr CHOI Chi-man, Michael	Senior Building Surveyor/E5, Buildings Department
Mr YUNG Wai-ming	Station Commander, Castle Peak Bay and Tai Lam Chung Fire Station, Fire Services Department
Ms CHUI Mei-ying	Housing Manager/Tuen Mun 4, Housing Department
Mr HO Chik-tung, Dennis	Labour Officer (Workplace Consultation Promotion), Labour Department
Mr TAM Kwok-leung	Administrative Assistant/Lands (Acting), District Lands Office, Tuen Mun, Lands Department

Absent with Apologies

The Hon HO Kwan-yiu, JP	TMDC Member
Mr CHAN Ho-ting	Co-opted Member

I. Opening Remarks

The Chairman welcomed all present to the 11th meeting of the Commerce, Industry and Housing Committee (“CIHC”).

2. The Chairman reminded Members that Members who were aware of their personal interests in any matters discussed at the meeting should declare the interests before the discussion. The Chairman would, in accordance with Order 39(12) of the Tuen Mun District Council (“TMDC”) Standing Orders, decide whether the Members who had declared interests might speak or vote on the matters, might remain at the meeting as observers, 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 Secretary reported that no applications for leave of absence had been received from Members.

III. Confirmation of Minutes of Last Meeting

4. As Members proposed no amendments to the minutes, the Chairman announced that the minutes of the 10th meeting of the CIHC (2018-2019) were confirmed.

IV. Reporting Items

**(A) Action Plan for Management Work of Public Rental Housing in Tuen Mun
(CIHC Paper No. 11/2019)**

5. The Chairman welcomed Ms Erika LAI, Housing Manager/Tuen Mun 2; Ms Ida LAM, Property Service Manager/Service (Tuen Mun & Yuen Long) 2; Ms POON Sze-wai, Assistant Housing Manager/Tenancy (Tuen Mun 4); Mr LUK Chi-bun, Assistant Housing Manager/On Ting (2); and Ms CHAN Ping, Housing Officer/Tenancy (Tuen Mun 4), the Housing Department (“HD”) to the meeting.

6. Ms CHUI Mei-ying of the HD gave a PowerPoint presentation (see Annex 1) to briefly introduce the captioned action plan to Members.

7. Members made different comments and enquiries, which are summarised as follows:

- (i) A Member noted that the HD had set out performance pledges on daily home maintenance services. The Member asked whether the department had carried out regular internal reviews to see if its offices could fulfil these performance pledges. He further said some maintenance workers at the HD were hired by outsourced contractors, and they did not know housing estates very well. He therefore suggested the HD switch to maintenance workers on the civil service establishment. He also suggested the HD proactively review the distribution of trees in the district to prevent trees from collapse due to weather;
- (ii) A Member said that when a public rental housing tenant returned a housing unit to the HD, the department should record in detail the altered facilities in the unit and inform the next tenant in writing to avoid unnecessary disputes;
- (iii) A Member opined that the HD usually needed a very long time to complete repairs on faulty or damaged play equipment in the district. The Member hoped the department could simplify relevant procedures;
- (iv) A Member said many members of the public applied to the HD for moving to larger flats through the “overcrowding relief transfer schemes for public rental housing tenants”, but their applications were often unsuccessful. The Member asked for information from the department in this regard. Moreover, he asked whether the department had plans to increase works facilities for preventing rodent infestation in the district. Besides, he opined that the problem of tree collapse would affect the safety of residents in the district. He therefore called for closer coordination between the HD and the Tree Management Office;
- (v) A Member reckoned that the HD should provide additional resources for the installation of surveillance systems against objects being thrown from heights in the district. Moreover, she noted that the tube circuits clothes racks distributed by the HD in recent years were of low quality and requested the HD to make improvements without delay;
- (vi) A Member thanked HD staff in Oi Ting Estate for their long years of service, and noted that in some housing estates, dilapidated air-conditioning devices were a headache for residents. In addition, she hoped the HD would review

the “overcrowding relief transfer schemes for public rental housing tenants” and improve the living environment of Hong Kong people; and

- (vii) A Member said that due to safety concerns, members of the public were shy of using the tube circuits clothes racks distributed by the HD. The Member hoped the HD would undertake a review. Besides, he requested the HD and relevant departments to carry out joint operations to tackle rodent infestation in the district.

8. Ms CHUI Mei-ying of the HD responded to Members’ comments and enquiries as follows:

- (i) In response to the Clean Hong Kong Campaign, the department had over the previous year joined the Food and Environmental Hygiene Department in patrolling housing estates, stepped up rodent control and prevention efforts, and installed metal guards in the district;
- (ii) After the onslaught of Typhoon Mangkhut the year before, which had led to the collapse of a large number of trees in Hong Kong, the department had provided additional resources for the Task Force on Tree Management and inspected trees in the district regularly. If housing estates were worried about any risks of tree collapse in the district, they were welcome to report them to relevant estate offices for their referral to the Task Force on Tree Management; and
- (iii) The department would relay Members’ views on the “overcrowding relief transfer schemes for public rental housing tenants” to relevant sections of the department. Also, Members’ request for the installation of surveillance systems against objects being thrown from heights in the district would be referred to relevant estate offices.

9. Ms Erika LAI of the HD said that for repeated unsuccessful applications under the “overcrowding relief transfer schemes for public rental housing tenants”, the department would actively offer assistance to the applicants concerned in accordance with guidelines and their actual needs (including medical, social and other factors).

10. Ms Ida LAM of the HD said all regional offices would regularly review

whether home maintenance works were consistent with the department's performance pledges. The HD would also keep monitoring the outsourced services provided by contractors to ensure service quality. She added that the department was conducting a review of the materials and design of tube circuits clothes racks.

11. Mr LUK Chi-bun of the HD noted Members' concern about rodent infestation in Oi Ting Estate. He said the department had been progressively installing rodent guards in the housing estate concerned and assigned staff to step up patrol.

12. A Member enquired about the progress of the HD's installation of protective poles and protective fences at Leung King Estate Bus Terminus.

13. Ms Ida LAM of the HD said the design of the works for installing fences at the Leung King Estate bus stop, which served to prevent illegal parking of motorbikes, had been completed, and the works were due for completion in the third quarter of this year.

14. The Chairman said that as the areas concerned involved a number of district councillors, the HD should consult the councillors of the constituencies concerned about the works. Besides, a Member noted that public rental housing tenants still did not receive the lists of non-original facilities in their houses when they took over the units. In view of this, she requested the HD to consider Members' views and inform, in writing, new tenants about the status of facilities in the units.

15. Ms Ida LAM of the HD said that currently the HD verbally informed new tenants about the status of facilities in the units concerned. She said Members' comments were noted and would be passed on to the department.

16. The Chairman thanked the HD representatives for joining the CIHC meeting and she would like them to pass Members' comments on to the department.

(B) Work Reports by Working Groups under CIHC
(CIHC Paper No. 12/2019)

(i) Working Group on Occupational Safety and Health

17. Members noted the report by the above working group.

(ii) Working Group on Economic Development in Tuen Mun

18. Members noted the report by the above working group.

19. At the meeting, the Convenor played and introduced a video clip promoting Tuen Mun. He said that after production, the video clip would be uploaded onto the TMDC website. Moreover, the working group would apply to the district office for playing the promo video through the television on the wall outside Tuen Mun Government Offices and at community halls in Tuen Mun. It would also send invitations to groups or business organisations in the district, requesting the use of their venues to play the video. Secretariat

(iii) Working Group on Building Management

20. Members noted the report by the above working group.

21. The Chairman announced that the working group reports in the paper were endorsed.

(C) Work Report on Private Building Management in Tuen Mun District
(CIHC Paper No. 13/2019)

22. Members noted the above work report.

(D) Report by Buildings Department
(CIHC Paper No. 14/2019)

23. Members noted the above work report.

V. Any Other Business

24. There being no other business, the Chairman closed the meeting at 11:10 a.m. As this meeting was the last CIHC meeting of the current TMDC, the Chairman thanked all Members and department representatives for their active participation in the affairs of the committee.

Tuen Mun District Council Secretariat

Date: 27 August 2019

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