

Minutes of the 13th Meeting of
the Commerce, Industry and Housing Committee (2016-2017) of
the Tuen Mun District Council

Date: 4 December 2017 (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 (Chairman)	TMDC Member	9:30 a.m.	End of meeting
Mr CHAN Manwell, Leo (Vice-chairman)	TMDC Member	9:31 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	9:30 a.m.	End of meeting
Ms KONG Fung-yi	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	9:34 a.m.	End of meeting
Mr LAM Chung-hoi	TMDC Member	9:35 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	9:30 a.m.	End of meeting
Mr CHEUNG Hang-fai	TMDC Member	9:31 a.m.	End of meeting
The Hon HO Kwan-yiu, JP	TMDC Member	9:30 a.m.	9:37 a.m.
Ms CHU Shun-nga, Beatrice	TMDC Member	9:30 a.m.	End of meeting
Ms SO Ka-man	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	9:30 a.m.	End of meeting
Mr MO Shing-fung	TMDC Member	9:31 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
Ms MA LO Kam-wah, Virginia	Co-opted Member	9:30 a.m.	End of meeting
Mr NG Kwok-yan, Akina	Co-opted Member	9:53 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		

In Attendance

Ms YAN Yuet-han, Fion	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Ms CHAK Man-ye, Rene	Liaison Officer i/c Building Management & Town Centre, Tuen Mun District Office, Home Affairs Department
Mr CHOI Chi-man, Michael	Senior Building Surveyor/E5, Buildings Department
Mr YAN Chi-shing	Station Commander, Castle Peak Bay and Tai Lam Chung Fire Station (Acting), Fire Services Department
Mr HO Chik-tung, Dennis	Labour Officer (Workplace Consultation Promotion), Labour Department
Ms CHENG Chui-king, Christine	Housing Manager/Tuen Mun 4, Housing Department
Mr MOK Hing-cheung	Administrative Assistant/Lands, District Lands Office, Tuen Mun, Lands Department

Absent with Apologies

Mr NG Koon-hung	TMDC Member
Mr TSANG Hin-hong	TMDC Member
Mr TAM Chun-yin	TMDC Member
Mr FUNG Pui-yin	Co-opted Member
Mr NG Ka-ho, Andrew	Co-opted Member

I. Opening Remarks

The Chairman welcomed all present to the 13th meeting of the Commerce, Industry and Housing Committee (“CIHC”). She thanked Ms KOO Kit-ye, Angie, Senior Liaison Officer (1) of the Tuen Mun District Office (“TMDO”) of the Home Affairs Department (“HAD”), and Mr CHOW Chiu-leung, Station Commander of Castle Peak Bay Fire Station of the Fire Services Department, who had been transferred to other posts, for the contribution they had made to the CIHC. She also welcomed their successors, Ms YAN Yuet-han, Fion, and Mr YAN Chi-shing.

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 12th meeting of the CIHC (2016-2017) were confirmed.

IV. Reporting Items**(A) Report on Removal of Restrictions on Entering Public Estate**

5. The Chairman said that at its previous meeting, the CIHC had requested the Housing Department (“HD”) to clarify whether incomes from the car park of the public housing estate went to the department or Link Asset Management Limited (“Link”), and to provide reasonable justifications for the incomes that went to Link. She would like the HD’s representative to give responses to the above enquires.

6. Ms Christine CHENG of the HD said that at its previous meeting, Members had asked about the details of the department’s conversion of outdoor parking spaces in Siu On Court to flower beds in 1984. In response to this, she said that on 3 April 1984, the HD had applied to the Lands Department (“LandsD”) for relaxation of the lease conditions of Siu On Court and conversion of 17 outdoor parking spaces at the

roundabout to planting areas. Later, the LandsD had given a reply and approved the above application on 9 August 1984, and the approval document had been registered with the Land Registry (Memorial No.: TM249336). The HD had informed the owners' corporation ("OC") of Siu On Court about the said memorial number. The OC might approach the Land Registry for inspection if necessary.

7. Ms Christine CHENG of the HD further said the department had contacted Hong Kong Carpark Management Services Limited, the operator of the Siu On Court car park, and the operator had indicated that it intended to replace the parking card sensor system with an infrared sensor entry gate system to boost the quality of services of the Siu On Court car park. The department would give information about the supplier of the infrared entry gate system at On Ting Estate to Hong Kong Carpark Management Services Limited for its consideration. Also, the existing users of monthly parking spaces in the Siu On Court car park were willing to pay the fees for using infrared entry gate remote controls.

8. Ms Christine CHENG of the HD added that after the department's sale of a commercial property to Link, the two sides would share the monthly cost for the management of common areas based on the numbers of undivided shares. As the hourly and monthly parking spaces had been sold to Link, all the incomes derived therefrom went to Link; whereas as the executor of the deed of mutual covenant, the HD would impound vehicles parked without permission in common areas, and the penalties collected for releasing the vehicles would be credited to the account of the common areas jointly owned by the HD and Link.

9. The Chairman asked the HD to keep in close contact with the relevant stakeholders to sort out the arrangements for entry to the estate. Moreover, she said Link was preparing to sell the H.A.N.D.S shopping centre in On Ting Estate and Yau Oi Estate, which might involve the common areas managed by the HD. She urged the HD to promptly clarify the responsibility for the management of the common areas after the sale of the shopping centre.

10. A Member considered it necessary to further discuss this item, saying that even though the HD had sold the On Ting Estate car park to Link, road management was still a responsibility of the HD. Besides, she noted that traffic was seriously held up by non-franchised buses (residents' coaches) at On Ting Estate because of a drop gate. Another Member requested the HD to answer whether the location installed with a drop gate at the Siu On Court car park was managed by the department or Link. He remarked that it was very arbitrary for Link to put up the

drop gate there, opining that residents should not be subject to any restrictions on their way home.

11. The Chairman would like the HD to further follow up on Members' concerns as mentioned above and report on the progress at the next meeting. HD

(B) Work Reports by Working Groups under CIHC
(CIHC Paper No. 25/2017)

(i) Working Group on Occupational Safety and Health

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

(ii) Working Group on Economic Development in Tuen Mun

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

(iii) Working Group on Building Management

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

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

(C) Work Report on Private Building Management in Tuen Mun District
(CIHC Paper No. 26/2017)

16. Members noted the above work report.

(D) Report by Buildings Department
(CIHC Paper No. 27/2017)

17. Members noted the contents of the report by the Buildings Department.

V. Date of Next Meeting

18. The Chairman said the Chairman and Vice-chairman of the CIHC of the new term would be elected at the first CIHC meeting to be held on the morning of 9 January 2018, and the formation of the working groups of the new term would only be discussed at the second CIHC meeting. After the current term of office ended, all the working groups would have to continue to follow up on their activities and work until the working groups of the new term were formed. In view of this, the TMDC agreed that the previous practice should be followed, in which the Convenors of the working groups should help follow up on their work until the formation of the working groups of the new term. The CIHC noted the arrangements concerned.

19. There being no other business, the meeting was closed at 9:54 a.m.

Tuen Mun District Council Secretariat

Date: 11 January 2018

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