

Minutes of the 5<sup>th</sup> Meeting of  
the Commerce, Industry and Housing Committee of  
the Tuen Mun District Council

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Date: 1 August 2016 (Monday)

Time: 9:33 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	9:44 a.m.	End of meeting
Mr LEE Hung-sham, Lothar, MH	TMDC Vice-chairman	9:33 a.m.	End of meeting
Mr TO Sheck-yuen, MH	TMDC Member	9:30 a.m.	11:04 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	9:34 a.m.	11:41 a.m.
Ms HO Hang-mui	TMDC Member	9:38 a.m.	End of meeting
Mr LAM Chung-hoi	TMDC Member	9:36 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	9:30 a.m.	End of meeting
Mr HO Kwan-yiu, JP	TMDC Member	10:07 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	9:42 a.m.	End of meeting
Ms SO Ka-man	TMDC Member	9:30 a.m.	End of meeting
Mr KAM Man-fung	TMDC Member	9:40 a.m.	End of meeting
Mr MO Shing-fung	TMDC Member	9:51 a.m.	End of meeting
Mr YEUNG Chi-hang	TMDC Member	9:31 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.	11:42 a.m.
Ms MA LO Kam-wah, Virginia	Co-opted Member	9:30 a.m.	11:15 a.m.
Mr FUNG Pui-yin	Co-opted Member	9:30 a.m.	End of meeting
Mr NG Ka-ho, Andrew	Co-opted Member	9:30 a.m.	End of meeting
Mr NG Kwok-yan, Akina	Co-opted Member	10:05 a.m.	End of meeting
Mr CHAN Tsim-heng	Co-opted Member	9:30 a.m.	11:46 a.m.
Ms CHOI Nga-ling, Angela (Secretary)	Executive Officer (District Council) 1, Tuen Mun District Office, Home Affairs Department		

Absent with Apologies

Mr CHEUNG Wing-kai

Co-opted Member

Mr TSOI Shing-hin

Co-opted Member

By Invitation

Mr CHONG Sek-ming

Senior Clerk of Works/Tuen Mun West,  
Housing Department

Mr YU Kwok-pui

Property Service Manager/Service (Tuen Mun and Yuen  
Long)1, Housing Department

Mr WONG Tak-choy, David

Housing Manager/Tuen Mun 3, Housing Department

Ms HO Wai-ling

Assistant Housing Manager/Tenancy (Yuen Long 1) 4,  
Housing Department

Mr WONG Man-yuen

Housing Officer/Tenancy (Yuen Long 1) 5,  
Housing Department

In Attendance

Ms KOO Kit-yee, Angie

Senior Liaison Officer (1), Tuen Mun District Office,  
Home Affairs Department

Ms Rene CHAK

Liaison Officer i/c Building Management and Town Centre,  
Tuen Mun District Office, Home Affairs Department

Mr LO Yan-kit, Stephen

Building Surveyor/E5-4, Buildings Department

Mr CHOW Chiu-leung

Station Commander, Castle Peak Bay Fire Station,  
Fire Services Department

Ms CHENG Chui-king, Christine

Housing Manager/Tuen Mun 4, Housing Department

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

**I. Opening Remarks**

The Chairman welcomed all present to the 5<sup>th</sup> meeting of the Commerce, Industry and Housing Committee (“CIHC”). Besides, the Chairman expressed gratitude to Mr CHAN Kwok-keung, Kelvin, who had been transferred out of the post of Labour Officer (Workplace Consultation Promotion) of the Labour Department, for the contribution he had made to the CIHC, and extended welcome to his successor Mr Dennis HO.

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 Secretariat had received no leave applications from Members.

**III. Confirmation of Minutes of the 4<sup>th</sup> Meeting Held on 6 June 2016**

4. The above minutes were unanimously confirmed by the CIHC.

**IV. Matters Arising**

**(A) Repeated Request for Redevelopment of Tai Hing Estate and In-situ Rehousing**

**(Paragraphs 25 to 34 of Minutes of Previous Meeting)**

**(Written Response of Lands Department)**

**(Written Response of Housing Department)**

5. The Chairman indicated that the CIHC had decided at its previous meeting to invite the relevant bureau to send representatives responsible for housing redevelopment to the current meeting and ask the District Lands Office, Tuen Mun (“DLO/TM”) to provide further information about the plot ratio.

6. Disappointed with the HD’s written response, a Member said buildings in Tai Hing Estate were aged over 40 and what was being asked for was simply a study on the feasibility of future redevelopment rather than immediate redevelopment. However, the Housing Department (“HD”) refused to carry out the study on the grounds that it would involve complicated issues in terms of laws, land leases and deeds of mutual

covenant. He urged the relevant departments to study the issue of redeveloping all old housing estates in Hong Kong, addressing the shortage of public housing from a macro-perspective.

7. The Chairman said it was stated in the HD's written response that there were no updates on the subject matter at the moment and therefore, it had no further comment. She indicated that if there were any updates and progress on the redevelopment policies for all housing estates in Hong Kong or the redevelopment of Tai Hing Estate, the HD's representatives should bring them up at CIHC meetings for reporting and consultation first. In addition, she enquired if Mr MOK Hing-cheung of the DLO/TM had anything to add about the relevant plot ratio.

8. Mr MOK Hing-cheung of the DLO/TM said he had nothing to add.

9. The Chairman concluded by saying that if there were any updates on the redevelopment policies for all housing estates in Hong Kong or the redevelopment of Tai Hing Estate, the HD's representative should report them at CIHC or TMDC meetings first.

## **V. Discussion Items**

### **(A) Calling for Provision of More Public Rental Housing Flats and Release of Data on PRH Waiting Time (CIHC Paper No. 17/2016) (Written Response of HD)**

10. A Member said government data showed that the current waiting time for public rental housing ("PRH") was 3.9 years on average, but many people (including elderly people) had been waiting for more than 3.9 years. She called for shorter PRH waiting time and prompt PRH development.

11. The Chairman said the shortening of the PRH waiting time, though desired by all Members, required support on various fronts.

12. A proposer of the paper said the public indicated that the PRH waiting time was often longer than 3.9 years, with that for single-person and four-person households being the longest. They had a lot of complaints as they could not afford to purchase their own properties while rents were high. Noting that the Government mainly built single residential blocks at present, she asked for prompt development of more subsidised housing, including PRH and Home Ownership Scheme housing to

accommodate the large number of people waiting for PRH allocation.

13. Members' comments and enquires are summarised as follows:

- (i) A Member pointed out that in the phased development of Area 54, Site 2 would be completed in the next year and ready for resident intake in the second quarter, whereas site formation works were underway on several sites. He would like the HD to specify how many units would be provided in Area 54. Besides, he believed it was easy for the Government to change the planned uses of land, as the number of schools to be built on earmarked sites in Area 54 had been reduced from 10 to two. He further said it was expected that many sites in Hung Shui Kiu would be used for PRH development, so he opined that the HD should first give a detailed account of the study report on Hung Shui Kiu;
- (ii) A Member indicated that the number of applicants waiting for PRH allocation kept rising amid the territory-wide housing shortage in Hong Kong, with some of them having been waiting for seven or eight years. She noted that as the incomes of applicants waiting for PRH allocation should not exceed the income limits - even just a \$1 excess was not acceptable. In view of this, she hoped the Hong Kong Housing Authority ("HA") would modify its policies and exercise flexibility. Moreover, she suggested that the Government should produce more PRH units by, for example, considering redevelopment of Tai Hing Estate, and that the HA should find out why persons in need could hardly be allocated PRH application numbers and why even eligible PRH applicants had to wait a long time;
- (iii) A Member said it was difficult to persuade the Government to find land for housing development. She was disappointed that the PRH supply fell short of expectations. The HD's response indicated that the average PRH waiting time was around 3.9 years, but in some cases even eligible applicants had to wait five or six years. In view of this, she would like to know why the waiting time for nuclear families was so long and whether such cases were common. In addition, she said the HD gave almost the same responses every time, making it difficult for her to answer residents' questions about the use of vacant PRH units;

- (iv) A Member said it was only recently that land formation works were carried out on the vacant sites off Tai Hing Estate and Shan King Estate, which was not in line with the public's expectation. Moreover, the Member worried that the time required for PRH allocation would be even longer in the future because the number of public housing units would drop in 2019 to 2020. The demand for public housing kept growing as the population of Hong Kong expanded, so councillors from different political parties should suggest the Government release more land for public housing development after the public was adequately consulted, in order to ease the housing problem; and
- (v) A Member enquired whether a hereditary system was in place for PRH and what would be done to a PRH flat if its principal tenant and other tenants terminated the tenancy or passed away. He indicated that if PRH units were hereditary and when this was coupled with new applications, the number of applicants waiting for PRH allocation would only keep rising. Therefore, he suggested a review of the overall PRH policy.

14. Ms Christine CHENG of the HD gave a consolidated response as follows:

- (i) Some vacant units managed by the housing allocation section had to be reserved for households with special needs. Therefore, these units were not available for allocation; and
- (ii) Under the current policy on the grant of new tenancy, family members of a deceased PRH principal tenant were required to undergo the comprehensive means tests. If they passed the tests, they might continue to live in the unit concerned and would pay the original rent; if the limits were exceeded, they would have to pay 1.5 times or double rent; if they failed the comprehensive means tests, the HD would recover the units and request them to seek alternative accommodation within 12 months. Members' views would be relayed to the Application Section.

15. For higher efficiency, the Chairman would like Ms Christine CHENG of the HD to invite officers from the Application Section to attend the next meeting. She noted that there were 300 000 or so families applying for PRH allocation and the number of PRH applicants kept rising. Therefore, she requested the HD to implement of the proposals in the paper, such as building more PRH and subsidised housing, and

HD

to provide figures on PRH units to be built in Area 54, Hung Shui Kiu and even the whole territory. Furthermore, she enquired if there were any other housing development plans. In addition, she hoped the HD could deploy more resources and manpower to handle cases of PRH abuse.

16. A proposer of the paper suggested a letter be issued to the Transport and Housing Bureau (“THB”) requesting it to find land for PRH development more quickly and shorten the PRH waiting time.

17. The Chairman concluded by saying that the CIHC resolved to write to the THB expressing Members’ views. She would like Ms Christine CHENG of the HD to invite officers from the HD’s Application Section to the next CIHC meeting to answer questions directly. As PRH on sites in Area 54 and other sites would be completed one after another, she hoped the HD would provide figures on the supply of new housing for Members’ information.

**(B) Calling for Expeditious Implementation of Standard Working Hours**  
**(CIHC Paper No. 18/2016)**  
**(Written Response of Labour and Welfare Bureau)**

18. The Chairman said the Consultation on Working Hours Policy Directions (Second-stage Consultation) had just closed on 24 July and the Standard Working Hours Committee (“SWHC”) was collecting and analysing data.

19. A proposer of the paper was dissatisfied with the policy bureau’s failure to send representatives to the meeting. She said the working hours of today’s Hong Kong people, being some 50 hours per week, were too long and it was very common for them to work 60 to 100 hours, adding that most overtime work was unpaid. Persistently long working hours would affect the family lives and health of employees. The problem of long working hours could hardly be solved even if contractual working hours were put into practice, because employees who wanted to keep their jobs might accept the contractual arrangements no matter how long the working hours were. Therefore, she requested prompt legislation on standard working hours (“SWH”) and establishment of an overtime compensation system.

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

- (i) A Member noted a recent newspaper report about the death of a 26-year-old woman who worked overtime day after day. The Member

said non-stop work would lead to physical and mental overload. The Member further indicated that according to a survey among labour unions conducted by the labour sector, 57% of the respondents supported 44 working hours per week (i.e. a 5.5-day work week comprising five work days of eight hours on Monday to Friday and one work day of four hours on Saturday). She urged the Government to legislate for the SWH of 44 hours per week so that employees could enjoy their family lives;

- (ii) A Member indicated that working hours had a bearing on personal health, family ties and social harmony. He further said he had taken part in a study conducted by the Faculty of Medicine of the Chinese University of Hong Kong, and the study found that the working hours of Hong Kong people were too long, making them more vulnerable to physical strain than people in neighbouring regions. He added that the International Labour Organisation recommended a 40-hour work week. Furthermore, the Member noted that among the more than 300 trade unions attending the SWH consultation forum held by the labour sector on 15 April this year, 95% supported legislation on SWH, 57% supported the SWH of 44 hours per week, and 72% supported an overtime pay rate at 1:1.5. In his view, contractual working hours was neither an equivalent of nor a substitute for SWH. He requested SWH legislation with the SWH and the overtime work rate set at 44 hours per week and 1:1.5 respectively. In addition, he suggested the statutory working hours be calculated on a monthly basis and arrangements be made in light of the actual circumstances of industries;
- (iii) A Member indicated that the CIHC of the previous term had discussed the subject matter before but the motions concerned had not been carried. She wondered why SWH legislation, which was not difficult in her view, was not yet enacted. She opined that the Legislative Council should urge the Government to legislate for SWH. She remarked that contractual working hours would easily make employees lose their jobs and incomes, whereas SWH was the only means to protect employees' interests;
- (iv) A Member indicated that according to a report released earlier by a Swiss bank, Hong Kong had the longest working hours in the globe, and

according to the Report of the Policy Study on SWH in 2012 and the subsequent reports prepared by the SWHC, the working hours of Hong Kong employees were very long. The Member was disappointed that what the SWHC had put forth since its establishment in 2013 was merely contractual working hours, to which he was opposed. In his view, contractual working hours would rationalise rather than resolve the problem of long working hours. Furthermore, he said the results of the first-stage consultation by the SWHC revealed that 70% of respondents supported SWH legislation. He asked about the results of the second-stage consultation and how the Government would follow up on the results;

- (v) A Member expressed support for the proposals in the paper, opining that contractual working hours could not be a substitute for SWH. He gave an example: restaurant waiters worked 12 hours a day, six days a week and hence, 72 working hours a week. Working hours could not be reduced even if they were specified in contracts, and long working hours would affect physical and mental health. If the SWH legislation was enacted, employers' failure to comply with it would be a criminal offence. By contrast, if only contractual working hours was introduced, the contract law would apply and accordingly, any litigation might be civil in nature, but it was not easy for employees to enter into litigation with their employers. He further said it was disappointing that since its establishment more than two years before, the SWHC had only proposed the consultation on the "working hours policy directions" instead of exploring how to conduct consultation on SWH legislation;
- (vi) A Member held the view that instead of SWH, the maximum working hours should be introduced to solve the problems of long working hours and poor work-life balance, or else employees would still have to keep working as long as their employers offered wage compensation. He said no consensus had been reached on the calculation and definition of SWH. He further pointed out that the maritime, land and aviation transport sectors in Britain, for example, had set different working hours while the British SWH was calculated on a 17-week basis (the SWH of the European Union was calculated on a four-month basis). Moreover, the Member asked whether, for example, the working hours of a guide of a two-day overnight tour exceeded the SWH of 44 hours. Besides, he

said there was a suggestion that managerial and administrative jobs could be exempt from the SWH calculation, but no consensus had been reached on the definitions of the above jobs. He opined that it was difficult to enact legislation under such circumstances; therefore, he supported contractual working hours. In addition, he indicated that according to a report released by the SWHC in 2015, 92% of employees agreed that SWH be negotiated by employers and employees;

- (vii) A Member said Hong Kong owed its economic take-off between the 1960s and 1980s to its workers' industriousness and willingness to make sacrifice. He also said Hong Kong and Japan could take leading positions in the global economy since both of them had long working hours. He added that while it was not unreasonable for politicians to shout slogans, employees might choose to change their jobs if they considered their working hours too long. He further remarked that the minimum wage introduced in Hong Kong had led to rocketing prices. In his view, the introduction of SWH would send Hong Kong into decline. As SWH would lead to surging costs and thus undermine Hong Kong's competitiveness. Therefore, he considered it necessary to formulate equitable policies;
- (viii) A Member indicated that what a councillor voiced at a council were the opinions of the public, adding that employees played a passive role and SWH legislation was the only means to protect their interests;
- (ix) A Member pointed out that the technical problems in SWH legislation had been repeated over and over again during the legislation on the minimum wage. He hoped the Government or the SWHC would not use them as excuses. He enquired what technical problems had arisen so far since the legislation on the across-the-board minimum wage. In his view, the debate on whether SWH legislation would send Hong Kong into decline should be based on concrete data;
- (x) A Member said it was a problem faced by Hong Kong people, so he held the view that working hours should be regulated for the time being. He said all matters could be resolved - it depended how long it would take to reach consensus. If there was a demand for legislation, political parties could give solutions to technical problems in SWH legislation;

- (xi) A Member pointed out that although the minimum wage had been suspected to be a catalyst for cost hikes, it was adjusted on a biennial basis only. While supporting the introduction of the SWH of 44 hours per week, he reckoned that importance should also be placed on Hong Kong's economic freedom so that industries could have room to adjust working hours; therefore, a compensation system should be set up in along with SWH. Furthermore, he said employees nowadays did not concentrate on their work and thus failed to finish it on time. In his view, a performance appraisal system should be introduced in parallel with SWH to protect the interests of both sides;
- (xii) A Member wondered if it was worth sacrificing the public's health for Hong Kong's economic development, opining that there was no necessary relationship between economic development and working hours. The Member suggested shift systems be put in place as employees' productivity would diminish after they worked continuously for eight hours. She opposed to substituting contractual working hours for SWH and supported prompt SWH legislation; and
- (xiii) A Member found it infuriating and unacceptable that another Member described SWH as a politico's request. She said some members of the Labour Advisory Board had withdrawn from SWHC discussions, which had been fruitless. In her view, the public's health was a very important asset of the Government and it was necessary to introduce SWH while its details could be further discussed.

21. Mr Dennis HO of the Labour Department ("LD") said he would relay these views to the Labour and Welfare Bureau ("LWB") and the SWHC secretariat. He further indicated that the SWHC had just completed the second-stage consultation on 24 July 2016, and the appointed independent consultant was consolidating and analysing the views collected for reference in the SWHC's preparation of a report for submission to the Government. In the second-stage consultation, the SWHC had consulted the public about the following four working hours policy directions: (1) only implementing the "big frame" (using a legislative approach to mandatorily required employers and employees to enter into written employment contracts, which should include specified terms on working hours, such as overtime compensation arrangements); (ii) only implementing the "small frame" (whether there was a need for

other appropriate measures, such as setting a working hours standard and an overtime pay rate, to further protect grassroots employees with lower incomes, lower skills and less bargaining power; (iii) on the premise of implementing the “big frame”, implementing the “small frame” as well; and (iv) not implementing the “big frame” or the “small frame” but recommending the implementation of other policies/measures pertaining to working hours (e.g. formulating voluntary guidelines according to the needs of individual sectors). The SWHC kept an open mind to the above directions under exploration and had not yet reached any conclusion on them. Also, it would prepare the report for submission to the Government only after giving due consideration to the views collected in the second-stage consultation and other relevant information.

22. The Chairman concluded by inviting Mr Dennis HO of the LD to relay Members’ views to the LWB.

## **VI. Reporting Items**

### **(A) 2016 Action Plan for HD’s Management Work of PRH in Tuen Mun (CIHC Paper No. 19/2016)**

23. The Chairman welcomed Mr CHONG Sek-ming, Senior Clerk of Works/Tuen Mun West, Mr YU Kwok-pui, Property Service Manager/Service (Tuen Mun and Yuen Long)<sup>1</sup>, Mr David WONG, Housing Manager/Tuen Mun 3, Ms HO Wai-ling, Assistant Housing Manager/Tenancy (Yuen Long 1) <sup>4</sup>, and Mr WONG Man-yuen, Housing Officer/Tenancy (Yuen Long 1) <sup>5</sup>, of the HD to the meeting.

24. Ms Christine CHENG of the HD gave a PowerPoint presentation (Annex I)\* on the action plan.

*Remarks: The Annex only available in Chinese.*

25. A Member found it difficult to carry out follow-up work due to the lack of communication with the staff of the HD’s property section. He was dissatisfied as he had not met with the property manager of Shan King Estate for two years. Moreover, he indicated that despite an approaching typhoon, the property manager had instructed workers to go up a building to erect scaffolds, paying no regard to their safety. He said there was a seven-year structural safety guarantee period for every building after its sale, adding that it had been 11 years since the sale of Shan King Estate, during which a person had been hospitalised with a head injury caused by the fall of loose concrete from an external wall. Therefore, the maintenance works had been started in 2014,

but four buildings had not yet been maintained. The owners' incorporation ("OC") of Shan King Estate had written to Director of Housing on 4 July this year but no reply had been received as yet. Besides, he enquired whether the building structure of King Wing House, which was aged over 40, would be affected if dozens of scaffolds were erected during the maintenance works to its external walls. He further said workers requested entry to residential flats for scaffold erection and this caused nuisance to residents. In addition, he worried about the safety of residents as scaffolds might easily collapse or cause fire amid the current typhoon and rainy season.

26. The Chairman said that for the sake of safety, the HD representatives should first address the matters concerning scaffolding works during typhoon.

27. Members' comments and enquires in the first round of discussion are summarised as follows:

- (i) A Member indicated that a fire had been caused by deep-seated tension between residents in Kwun Lung Lau, leaving members of two households dead. She said the HD should learn from experience and give priority to tackling noise problems. She further said many residents did not prefer going to convenient stores for rent payment because texts on receipts faded quickly, but the HD provided the rent collection service one morning a week only, which was not adequate. She suggested improvement to the service. Besides, she said Estate Management Advisory Committees ("EMACs") had discussed other estate-related matters, adding that the HD's work at On Ting Estate was satisfactory in general;
- (ii) A Member pointed out that under the current mechanism, the upward and downward rent adjustments were based on the median monthly income of residents without taking inflation into account. The Member hoped the HD would not increase rent this year and would put the mechanism under review as soon as possible. Another Member opined that household expenditures should also be factored in;
- (iii) Some Members hoped the application threshold for the Territory-wide Overcrowding Relief ("TWOR") Transfer Exercise could be lowered. One of the Members pointed out that over the years, there had been scarcely any households of four-person units in Butterfly Estate able to improve their living environment through the Living Space

Improvement Transfer Scheme. The Member considered it necessary to enhance the scheme. Another Member said many residents in Po Tin Estate had to wait a long time though they met the requirements for transfer. The Member opined that the HD should provide a timeframe for the policy on overcrowding relief;

- (iv) A Member asked whether the Tenants Purchase Scheme (“TPS”) would be introduced in Tuen Mun. Besides, he said many elderly people gathered on the street for chatting and they needed covered places for shelter from sun or rain. He hoped that by reference to the approach in Wu King Estate, the department would build more covers in other estates after consulting members of the areas concerned. He further indicated that the external walls of all PRH buildings in Tuen Mun were made of mosaic tiles and thus required frequent maintenance, adding that the dust generated by the maintenance works could cause nuisance to residents. In view of this, he hoped mosaic tiles would no longer be used in maintenance of PRH buildings in Tuen Mun in future;
- (v) A Member hoped HD officers would communicate more with TMDC Members. Besides, he noted that the high density in Shan King Estate could cause inconvenience in scaffolding works, and keeping scaffolds for a long period of time would affect security and cause visual intrusion. He added that gondolas were commonly used in works for easy storage. He further said it had been suggested that trees be replanted on Tuen Mun Road and a vacant land lot at Lui Cheung Kwong College after the expansion works to Tuen Mun Road were completed, and the manager of On Ting Estate was welcome to join a site inspection to identify suitable places for replanting;
- (vi) A Member noted that residents living in TPS estates could not join the Harmonious Families Transfer Exercise for transfer to other PRH units. The Member also said some residents had expressed the view that service contractors should be on duty round-the-clock or provide telephone services so that residents could seek assistance easily. She further pointed out that the HD had no intention to green Shui Wai Yuen, which was managed by the department;
- (vii) A Member requested the HA to review the requirement for biennial

income declaration to avoid nuisance to PRH tenants;

- (viii) A Member noted that information on the TWOR Transfer Exercise for this year was released later than it had been in the previous year. She hoped there would be improvement. Furthermore, she suggested the HA strengthen the dissemination of information about neighbourhood support networks. In addition, he reckoned that members of local communities should be consulted before estate improvement works; and
- (ix) A Member noted that it had been only two years since the intake of residents in Lung Yat Estate, but 10% of the door bells in the estate had been damaged. In her view, acceptance inspections of new estates should be conducted in a more meticulous manner. She further said that upon establishment, mutual aid committees (“MACs”) needed to acquire tables, chairs and floor tiles on their own. She reckoned that the HD and the Home Affairs Department should strengthen their support. In addition, she commended the HD for its due completion of repairs to the road surface near a bus stop on Wong Chu Road, its cleaning work in estates, and the liaison work of housing estate managers.

28. The Chairman remarked that the HD might care more about PRH but pay little attention to TPS estates. For years, she had been saying time and again that the performance of the HD’s service contractors in TPS estates was not satisfactory, but scoring was based on the Tuen Mun district as a whole. As a result, these service contractors could be qualified for contract renewal, because they were unlikely to obtain low average scores as long as their performance in other public housing estates was satisfactory. She therefore reckoned that the HD should carry out a review to understand the performance of service contractors in TPS estates, especially their performance in works. Furthermore, she noted that service contractors did not make appointments with residents for maintenance services, which caused inconvenience to residents.

29. Members’ comments and enquires in the second round of discussion are summarised as follows:

- (i) A Member indicated that neither did the HD monitor outsourced management services contractors closely nor did residents know where to complain. Residents had more than once complained that some staff

of management companies played poker during office hours. The Member reckoned that the HD should not only consider the lowest bidder when hiring management companies, and it should seek residents' views on management companies regularly. If residents were not satisfied with a management company's performance, such a company should not be selected even if it was the lowest bidder. She believed that the HD's monitoring was necessary because the quality of today's housing estate management was not as good as that in the old days when housing estates were managed directly by the HD;

- (ii) A Member said some residents had complained that recycle bins at Ting Cheung House in On Ting Estate were quite messy. The Member believed that better cleaning might help the promotion of recycling work. Another Member remarked that stronger efforts should be made to implement the marking scheme because smoking and dog keeping were rampant in housing estates;
- (iii) While supporting the promotion of recycling in public housing estates, a Member believed that higher effectiveness could be achieved only by offering convenience and incentive to residents. Noting that cleaning duties fell on the HD, the Food and Environmental Hygiene Department and Link in some housing estates, he hoped efforts could be made to coordinate the cleaning work in a housing estate as a whole. Besides, he enquired whether the HD would consider providing space in public housing estates for non-profit-making organisations or social enterprises to sell their products, so as to make better use of space in public housing estates;
- (iv) A Member opined that government departments should be given credit for its good performance and criticised for its inadequacy. In her opinion, cleaning work in housing estates was done well and should thus be recognised, whereas the HD should examine in depth its management arrangements in view of the inadequacy of work in TPS estates; and
- (v) A Member said the property management section of the HD was responsible for works projects while property managers were responsible for leasing matters. The offices of property managers were situated in housing estates and this made liaison work easier. He further indicated

that disputes would certainly arise because the costs for maintenance in TPS estates were borne by residents, whereas maintenance in public housing estates fell on the HD and was thus easier to handle.

30. The Chairman said that when outsourcing property services, the HD should separate the property services scoring for TPS estates from that for public housing estates, instead of taking property services in all housing estates in Tuen Mun together. She added that service contracts should also be split off for tender invitation.

31. Mr YU Kwok-pui of the HD gave a consolidated response as follows:

- (i) He took up the management of Shan King Estate on 1 April 2014 and in the previous three years, he had attended CIHC meetings each year to introduce the HD's work plans;
- (ii) The structural safety guarantee programme would soon be carried out for four buildings in Shan King Estate. As Shan King Estate was managed by an outsourced service contractor, it was not necessary to have all matters about the estate reported to the property services section of the HD. He had communicated and conducted site visits with TMDC Members on certain issues. The outsourced service contractor had written a letter to the OC to set the dates for the maintenance of the four buildings in the estate. Gondolas would be used in the works to three of them. For the remaining building, as the external walls requiring maintenance were relatively small in size, gondolas as a more costly tool would not be used having regard to the principle of prudent use of public money. He added that there would not be 40 or so scaffolds being erected at the same time and residents would be contacted before the works; and
- (iii) In the first week of July, the department had given a written response to a letter issued from the OC to Director of Housing. The contractor was actively communicating with the OC and the management company in preparation for the works. The department also hoped that the OC would arrange the works as soon as possible to ensure matters concerning external wall maintenance were handled properly. He indicated that individual TMDC Members might contact him for any enquiries about particular matters.

32. The Chairman said the HD should meet with the OC for thorough discussion on matters about Shan King Estate. He would like Mr YU Kwok-pui of the HD to promise to attend the meeting of the Shan King Estate OC to discuss the above matters.

33. Mr YU Kwok-pui of the HD said a meeting would be held on the morning of the coming Thursday to discuss these matters, adding that he managed Shan King Estate from 1 April 2014 only. Moreover, a number of maintenance works, such as repaving of a pitch, had been carried out in Shui Wai Yuen over the past year, and toilets would also be renovated in the future. Besides, inspections and spot checks were conducted monthly by a team on outsourced property services to monitor the performance of contractors.

34. Mr David WONG of the HD responded that after the meeting, an inspection would be arranged for the TMDC Member of the constituency concerned and the staff of the department's tree team to see whether the areas near the noise barriers were suitable for tree planting. He added that the matter concerning the hygiene condition and height of recycle bins at Ting Cheung House in On Ting Estate would be followed up.

35. Ms Christine CHENG of the HD gave a consolidated response as follows:

- (i) The department handled cases involving deep-seated tension on their own merits. Where necessary, it would arrange for the affected households to move out or seek the Social Welfare Department's assistance in referring and following up on cases involving persons suspected to be mental patients;
- (ii) At present, the rent collection service was provided five days a week in housing estates with larger estate offices (e.g. Butterfly Estate and Tai Hing Estate); for other estates, the service was provided on every Wednesday morning at their offices;
- (iii) The TWOR Transfer Exercise was carried out every year. After receiving the related information released by the Applications Section of HD, offices of housing estates would inform all eligible households about it;
- (iv) Some housing estates in Tuen Mun had been divested to Link. The erection of covered structures would lead to increases in gross floor

areas and thus required the approval of Link. As Wu King Estate had not been sold to Link, the HD might provide covered facilities for leisure use by residents in light of circumstances;

- (v) Whether households in TPS estates could be transferred back to public housing estates or not depended on whether they were owners. If they were, the department might approve their applications for transfer to public housing estates in light of special circumstances, and it might also arrange for them to transfer to other public housing estates in light of circumstances; and
- (vi) The headquarters would be asked if more support would be provided for newly established MACs. Views on policy-related matters such as income declaration, transfer exercises and the scoring method for housing estate service contractors would be relayed to the relevant sections.

36. The Chairman said the TMDC Member of the constituency concerned should be invited to the meeting between Mr YU Kwok-pui of the HD and the OC.

37. A Member said the management company for Shan King Estate had indicated that the meeting to be held on the coming Thursday served to discuss the matter concerning installation of aluminum windows in kindergartens and would not cover the matter just mentioned by Mr YU Kwok-pui of the HD. If Mr YU Kwok-pui of the HD wanted to include this matter for discussion, he should contact the management company as soon as possible.

38. Mr YU Kwok-pui of the HD responded that as a typhoon signal was in force, workers were dismantling scaffolds for the sake of safety. He added that several matters, including the seven-year structural safety guarantee programme for Shan King Estate, would come up for discussion at the meeting on Thursday.

39. A Member said that according to the information received last Friday, scaffolding erection was carried out on this day; therefore, workers were not dismantling scaffolds at the building.

40. The Chairman suggested a clear picture be obtained before further discussion. She hoped the department and the TMDC Member of the constituency concerned could

speak freely at the meeting called by the OC with a view to resolving problems.

41. Another Member considered that clarification was necessary, as the TMDC Member of the constituency concerned argued that the HD assigned workers to erect scaffolds on this day while the HD representative responded that the workers were dismantling scaffolds. Besides, he opined that residents would be inconvenienced if gondolas were not used for reasons of resources saving. He enquired why no consideration was given to using gondolas in view of fairness and proper administrative arrangements.

42. A Member said it was not until this meeting did she know that Mr YU Kwok-pui of the HD had been transferred back to Tuen Mun in April. She enquired about the details of the repaving works to the pitch in Shui Wai Yuen. She said the pitch was still dilapidated according to some netizens, adding that she had suggested paving concrete instead of simply painting uneven tiles on the ground. Furthermore, noting that no replanting was arranged for some collapsed trees, she would like the department to carry out inspection.

43. The Chairman indicated that Shui Wai Yuen had not been sold and was still managed by the HD; however, the HD might think that it had been sold and thus pay little attention to the management and greening work there. She further said EMACs were set up for HD-managed housing estates as opposed to TPS estates. She hoped HD officers would visit Shan King Estate, Leung King Estate, Kin Sang Estate and Tin King Estate to join the TMDC Members of the constituencies concerned to follow up on the management and greening work in HD-managed areas. She hoped the department could make headway with its work and keep in closer contact with TMDC Members of TPS estates.

44. Members' comments and enquiries in the third round of discussion are summarised as follows:

- (i) A Member opined that the HD should communicate more with the TMDC Members of the constituencies of PRH and TPS estates. She said she always maintained effective communication with housing estate managers and had discussed with them matters about tree replanting. She would also discuss it with another TMDC Member of the constituency concerned. Besides, she enquired again whether more rent collection sessions would be provided in On Ting Estate;

- (ii) A Member asked whether the HD would communicate its future work plan to stakeholders of housing estates and whether it would relay to the bureau views on the mechanism for upward and downward PRH rent adjustments. Moreover, he reckoned that appropriate arrangements should be made in case of any deferral of the release of information on the TWOR Transfer Exercise; and
- (iii) A Member hoped that the HD would discuss with Link the provision of covered sitting-out areas in housing estates in Tuen Mun, and that the Total Maintenance Scheme could be promptly launched in Tuen Mun in the coming year. He noted that the establishment of the department's front-line officers was the same as 10 years before, despite the fact that public housing estates in Tuen Mun were already aged with a rising the number of maintenance cases. He suggested the HD consider strengthening its front-line manpower. Moreover, he pointed out that as households had to take leave from work so that workers could enter their units for scaffolding, the costs saved were actually borne by tenants.

45. The Chairman concluded by inviting the HD representatives to pass on and duly address Members' views. She would like the HD representatives to report new developments, if any, at CIHC meetings.

**(B) Work Reports by Working Groups under CIHC**  
**(CIHC Paper No. 20/2016)**

**(i) Working Group on Occupational Safety and Health**

46. The Convenor reported that due to venue arrangements, the carnival and the quiz on occupational safety and health would be rescheduled for 11 March 2017.

**(ii) Working Group on Economic Development in Tuen Mun**

47. The convenor said the estimated amount of funding for the working group was \$150,000, and the activities were expected to be held in December this year or January next year.

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

48. Members noted the above work report.

**(iv) Working Group on Monitoring of Link**

49. The Chairman indicated that the term of office for non-standing working groups was usually eight months, so the term of office for the Working Group on Monitoring of Link would expire in mid-October this year. As Link-related follow-ups were still in progress, she asked Members if they agreed to follow the previous practice of recommending the TMDC to extend the term of office for the above working group until the completion of the Link-related follow-up work.

50. A Member considered it necessary to extend the term of office for this non-standing working group and praised its Convenor for her work. As some works were still not yet commenced (e.g. works for walkway covers in On Ting Estate), the Member suggested that the matter as to whether it was necessary to extend the term of office for this working group be considered only after the completion of the follow-up works.

51. Members raised no objection and the CIHC announced that the term of office for the Working Group on Monitoring of Link was extended.

[Post-meeting note: At its meeting on 6 September, the TMDO agreed to extend the term of office for the Working Group on Monitoring of Link.]

52. The Convenor said the works for magnetic doors in the H.A.N.D.S shopping centre had been postponed from April to May, but were still not started in August. She hoped Link could handle this as soon as possible.

53. The Chairman announced that the above four reports by working groups were endorsed.

**(C) Work Report on Private Building Management in Tuen Mun District**  
**(CIHC Paper No. 21/2016)**

54. Members noted the above work report.

**(D) Report by Buildings Department**  
**(CIHC Paper No. 22/2016)**

55. Members noted the above work report.

**VII. Any Other Business and Date of Next Meeting**

56. There being no other business, the Chairman closed the meeting at 11:51 a.m.

Action

The next meeting would be held on 3 October 2016.

Date: 12 September 2016

File Ref: HAD TM DC/13/25/CIHC/16