

Minutes of the 6th Meeting of
the Commerce, Industry and Housing Committee of
the Tuen Mun District Council

Date: 8 October 2018 (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, BBS, MH	TMDC Vice-chairman	9:30 a.m.	End of meeting
Mr TO Shek-yuen, MH	TMDC Member	9:35 a.m.	10:58 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	9:32 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 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	9:41 a.m.	End of meeting
The Hon HO Kwan-yiu, JP	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	9:30 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	9:30 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 CHAN Ho-ting	Co-opted Member	9:30 a.m.	End of meeting
Ms LAI Ka-man	Co-opted Member	9:30 a.m.	End of meeting
Mr LAW Wai-hung	Co-opted Member	9:30 a.m.	End of meeting
Mr WONG Yu-kei	Co-opted Member	9:44 a.m.	End of meeting
Ms HO Chui-wan, Ida (Secretary)	Executive Officer (District Council) 1, Tuen Mun District Office, Home Affairs Department		

In Invitation

Mr WONG Kam-wing	Professional Officer 2-2/Joint Office 2, Buildings Department
Mr KO Po-wai	Senior Health Inspector (Joint Off), Food and Environmental Hygiene Department
Mr LAM Yiu-choi, Thomas	Senior Structural Engineer/TY&HKI, Housing Department
Ms TANG Sau-chun, Janey	Property Service Manager /S(T&Y) 4, Housing Department
Mr LI Shik-wa	Assistant Housing Manager /BE 2, Housing Department
Mr Chan Sau-hung	Assistant Housing Manager /WK, Housing Department
Ms LEE Suet-ying	Assistant Housing Manager /T(TM3) 3, Housing Department
Mr LUK Chi-bun	Assistant Housing Manager /OT, Housing Department
Mr WONG Ka-keung	Telecommunications Engineer (Regulatory 12), Office of the Communications Authority
Mr YEUNG King-hang, Kingsley	Head, Market & Competition 2, Office of the Communications Authority
Ms NG Wing-ye, Winnie	Senior Regulatory Affairs Manager (Market & Competition 21), Office of the Communications Authority
Mr WONG Yik-kwan, John	Regulatory Affairs Manager (Market & Competition 21)1, Office of the Communications Authority

In Attendance

Ms YAN Yuet-han, Fion	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Ms Rene CHAK	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
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 TAM Kwok-leung	Administrative Assistant/Lands, District Lands Office, Tuen Mun, Lands Department (Acting)

Absent with Apologies

Mr FUNG pui-yin	Co-opted Member
Mr LEUNG Ka-tai, Gary	Co-opted Member

I. Opening Remarks

The Chairman welcomed all to the 6th 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. She would, in accordance with Order 39(12) of the TMDC Standing Orders, decide whether the Member who had declared the 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 reported that it had received a notice from Mr. LEUNG Ka-tai for leave of absence.

III. Confirmation of Minutes of Last Meeting

4. As Members at the meeting had no objections, the minutes of the 5th CIHC meeting 2018-2019 were confirmed.

IV. Matters Arising

(A) **Request for Reviewing the Technology and Procedures for Testing Wate Seepage to Expedite the Process of Handling Water Seepage Cases (CIHC Paper No. 20/2018) (Paragraphs 20-36 of the Minutes of the 5th CIHC Meeting) Written Replies by the Joint Office of the Buildings Department/Food and Environmental Hygiene Department**

5. The Chairman welcomed Mr KO Po-wai , Senior Health Inspector (Joint Office)/Tuen Mun of the Food and Environmental Hygiene Department (“FEHD”) and Mr WONG Kam-wing, Joe, Professional Officer 5/Joint Office 2 of the Buildings Department (“BD”) to the meeting.

6. The Chairman said that the CIHC requested the Joint Office of the BD/FEHD (the “J O”) at last meeting to shorten the time of the pilot programme on the use of advanced equipment for investigation of seepage cases and suggested that Tuen Mun should be included in the pilot programme and a regional joint office in Tuen Mun should be set up. She requested the representatives of the FEHD and BD to respond to the above suggestion.

7. Mr KO of the FEHD replied that regional joint offices were set up mainly to strengthen

the communications between the two departments, thus boosting the overall efficiency of the JO. The JO had requested the Government Property Agency to provide suitable locations to set up four regional joint offices with one each in Hong Kong and Kowloon, and two in the New Territories. The JO were preparing the work concerned rigorously. According to the current progress, it was expected that the four regional joint offices could be set up at the end of 2019. After they were set up, the four regional joint offices could help the communications between the two departments and review cases to provide citizens with services of higher quality.

8. The Chairman enquired about the progress on the setting up of a regional joint office in Tuen Mun. On this, Mr KO of the FEHD said the Department did not plan to set up a regional joint office in Tuen Mun for the time being.

9. The Chairman enquired about the progress on shortening the pilot programme on the use of advanced equipment to investigate seepage cases and including Tuen Mun in the above pilot programme.

10. Mr Joe WONG of the BD replied that the Department appointed a consultant to review the effectiveness of the latest non-destructive seepage tests in October 2014 (including infrared thermography equipment and the microwave humidity test equipment for the inside layer of concrete) to further boost the efficiency of the JO. Apart from examining the flow of the seepage investigation work of the JO, the consultant also proposed the use of the above equipment and put it on trial in a pilot programme. The Department would consider different factors in selecting the regions in the pilot programme, including the rate of the cases in which the seepage sources could not be identified and the types of buildings in that region. The Department hoped to obtain data from many ways through the pilot programme to analyse and improve the implementation details in the investigation of seepage cases. He said that the infrared thermography equipment and the microwave humidity test equipment for the inside layer of concrete involved complicated theories. As Hong Kong was the first region to use such equipment for the investigation of seepage cases, it would take some time in studying and understanding their effectiveness.

11. The Chairman said that the BD's representative did not respond to the CIHC's suggestion. She requested the Department to reply whether they would consider the use of advanced equipment for investigation of seepage cases in Tuen Mun District.

12. Mr Joe WONG of the BD replied that one of the considerations of the Department in deciding the regions in the pilot programme was the rate of the cases in which the seepage sources could not be identified. The rate of the cases in which the seepage sources could not be identified in Tuen Mun District was relatively low compared with the average rate in Hong Kong.

The Department would conduct a review after the pilot programme ended. If the effectiveness was satisfactory, it would be extended to all regions in Hong Kong.

(Post-meeting note: as early as 2013, in an attempt to trace the seepage sources, the JO conducted the pilot programme and appointed a consultant to use advanced equipment (e.g. infrared thermography equipment and microwave humidity test equipment for the inside layer of concrete) for the cases in which the seepage sources could not be identified and the seepage remained serious after colour water tests and pool tests.)

13. Members made comments and enquires on the replies by the FEHD and BD, which were summarised as follows:

- (i) There were a lot of old buildings in Wanchai, Central & Western District and Kowloon City so it was nothing wrong for the Department to use advanced equipment for the investigation of seepage cases in the above places first. However, a Member pointed out that apart from old buildings, there were tenants purchase scheme estates and home ownership scheme estates in Tuen Mun and their building standard was not as good as private buildings so seepage cases continued to occur. The Department should include Tuen Mun in the pilot programme as soon as possible;
- (ii) There was a flat which had seepage but the JO stopped following up when the seepage sources could not be identified by colour water test so the owner was much troubled. The JO's work performance could not meet public expectation;
- (iii) The court accepted the Owner's claim for compensation from the owner of the seepage unit by infrared thermography report. A Member suggested that after the pilot programme ended, the Department should consider to use infrared thermography for the investigation of all seepage cases and report on the review result of the pilot programme to the TMDC;
- (iv) A Member enquired about the criteria for a region being selected for the pilot programme, the investigation methods of seepage cases and their effectiveness and the considerations in the use of different investigation methods;
- (v) A Member enquired about the rate of the cases in which the seepage sources could not be identified in Wan Chai, Central & Western District and Kowloon City and why there were only 13 cases in which advanced equipment was used for the investigations in Tuen Mun. As Tuen Mun had been troubled by seepage problem for many years, it was not understood why the JO used advanced equipment for the investigation of seepage cases at the above three locations only. Besides, although Tuen Mun was not the region

where the pilot programme was implemented, the JO should consider to use advanced equipment for the investigation of seepage cases in Tuen Mun District;

- (vi) Residents in villages were also affected by seepage problem. Apart from the use of advanced equipment for the investigation of seepage sources, property management was also very important. After the tenants decorated their flats, the property management office should confirm that there was no seepage from the flat; and
- (vii) It was not fair for the Department itself to select the regions in the pilot programme and the JO's functions were queried. It was also pointed out that the Housing Department was efficient in handling seepage cases in the flats of public housing estates. The JO should work in the same way.

14. Mr Joe WONG of the JO replied that the rate of cases in which the seepage sources could not be identified in Tuen Mun District was lower than the average rate in Hong Kong. However, the data in Wan Chai, Central & Western District and Kowloon City was not available for the time being. He said that prevention was better than cure. Prevention of seepage in buildings depended on timely repair and maintenance by the management companies and owners. Apart from the investigations by the JO, owners and tenants could appoint consultants to assist them with different tests (e.g. humidity monitoring, floor seepage tests, wall water spray tests, reversible pressure tests, infrared thermography, microwave humidity tests for the inside layer of concrete and radar tests). The JO handled about 200 seepage cases earlier through the pilot programme. There were 13 cases in Tuen Mun District. The Department hoped that data of different types of buildings in different regions could be collected through the programme so that the effectiveness of the programme could be fully reviewed.

(Post-meeting note: the HD made a correction that the number of seepage cases handled in Tuen Mun through the pilot programme was 12.)

15. The Chairman enquired why the pilot programme did not include Tuen Mun and opined that there were only 13 seepage cases in which advanced equipment was used for the investigation of seepage cases so the number was too low. She also enquired whether the JO would stop following up the cases concerned if the seepage sources could not be identified through colour water tests.

16. Mr Joe WONG of the BD replied that he understood Members wanted Tuen Mun to be included in one of the regions in the pilot programme. When assessing whether advanced equipment should be used for the investigation of seepage cases in a region, the Department would consider the rate of cases in which the seepage sources could not be identified and the

types of buildings in that region.

17. Members made comments and enquiries on the replies by the BD as follows:
- (i) A Member enquired how the Department calculated the average rate of the cases in which the seepage sources could not be identified in Hong Kong as twenty-five per cent, and the requirements for a district being selected for the pilot programme;
 - (ii) A Member enquired about the progress on the cases in which advanced equipment was used for the investigation of seepages in Tuen Mun District, and the JO's considerations in assessing whether advanced equipment should be used for the investigation of seepage cases;
 - (iii) A Member enquired about the number of citizens' reports on seepage cases and the types of cases, the time required in the handling of seepage cases for the past three years, the number of officers deployed by the BD and the FEHD at the JO respectively, the manpower handling seepage cases in Tuen Mun District, the number of cases in which Nuisance Notices and the Warrants of Entry approved by courts were issued, and the number of cases in which prosecutions were initiated through the Public Health and Municipal Ordinance;
 - (iv) A Member was not satisfied with the Department's proposal for the owners and management companies to handle the seepage problems by co-operation. The JO's work performance was disappointing and the Member requested the government to increase resources to expedite the handling of seepage cases in different regions;
 - (v) Among the 200 cases in which advanced equipment was used for the investigation of seepage cases in the pilot programme, there were 13 cases in Tuen Mun so the proportion was not low. Seepage in buildings was mainly related to seepage in bathrooms, public pipes or external walls of buildings. The Member suggested that the JO should consider to carry out drilling in the suspected seepage area for further examinations or invite other professionals or university students taking the subjects concerned to study together to identify the seepage sources;
 - (vi) The representative of the BD had repeatedly emphasised that the percentage of the cases in which the seepage resources could not be identified in Tuen Mun District was lower than the average in Hong Kong. A Member enquired whether this value was the only indicator considered, and whether the total of the seepage cases in different regions or other factors would be considered all together; and

- (vii) District Councils were important advisory organisations and district councillors knew the needs of the community very well but when the Department implemented new policies, they were inclined to refer to the consultant's advice. He queried the consultant's professional standard, and whether it was necessary to consider the consultant's study report before considering whether advanced equipment could be used for the investigation of seepage cases.

18. Mr Joe WONG of the BD replied that there were a total of 1,853 seepage cases received in Tuen Mun District during the period from 1 January 2018 to 30 August 2018. Of them, investigations of 1,438 cases were completed while the remaining cases were being handled. On the detailed classifications of the cases, there were 869 cases which did not need further investigation after screening, 225 cases had seepage sources identified after investigations, 227 cases had seepage ceased during investigations, and there were 117 cases of which seepage sources could not be identified after investigations. Moreover, since April 2009, the JO had applied for Warrants of Entry in relation to 61 seepage cases and issued a total of 2,220 Nuisance Notices and initiated 103 prosecutions. On the manpower arrangement, the cases in Tuen Mun District were handled by five BD officers and 15 FEHD officers respectively. The Department mainly used non-destructive tests for the investigation of seepage cases to avoid damaging the seepage units or causing other problems.

19. A Member further enquired about the progress on the 13 cases in which advanced equipment was used for the investigation of seepage sources in Tuen Mun District and the success rate of the investigation. On this, Mr Joe WONG of the BD said that investigations of the 13 cases were mostly completed. Of them, about half of the cases had seepage sources identified successfully. He would provide the actual number after the meeting.

(Post-meeting note: the BD made the correction that the number of seepage cases handled in Tuen Mun through the pilot programme was 12. Of them, five cases had the seepage sources identified successfully.)

20. Members made another round of comments and enquiries on the BD's replies:
- (i) The JO should not listen to the consultant's comments only. Members said that the Department appointed the consultant only because they wanted to shirk the responsibility to the consultant in the event of problems;
- (ii) The JO needed to increase manpower to handle the cases in Tuen Mun District. A Member requested the BD to reply whether they would make a reference to the HD to see how they handled seepage cases;

- (iii) The JO used advanced equipment in the final stage of the investigation only. A Member opined that advanced equipment should be used at the initial stage of investigation to shorten the time required for the investigation;
- (iv) A Member enquired about the time Tuen Mun would be benefited if the use of advanced equipment was implemented; and
- (v) A Member did not understand why 869 seepage cases did not need handling after investigation. The Member enquired about details of the cases concerned.

21. Mr Joe WONG of the BD replied that the 869 cases did not need handling because the humidity at the seepage locations was too low, the owners withdrew their reports and the seepage locations involved external or damaged pipes. Besides, the JO had rigorously asked for more manpower. It was expected that there would be an increase of establishment after the four regional joint offices were set up. He continued to say that the consultant could assist in working out the process of seepage tests and paying site tests so that the Department could have a better understanding of the use of new equipment.

22. The Chairman enquired about the professional qualifications of the staff of the consultant. On this, Mr Joe WONG of the BD said that the staff of the consultant normally had the qualifications above diploma level and several years of experience in the investigation of seepage cases. They would be responsible for carrying out colour water tests and writing investigation reports. The investigation reports would be scrutinised and endorsed by professionals such as engineers, surveyors and people who had the qualifications of an architect or experience in the investigation of seepage cases.

23. The Chairman said that the CIHC had discussed this agenda item for many years. It was unfair that Tuen Mun was not included in the pilot programme. She requested the BD to report on the effectiveness of the pilot programme timely and suggested that the JO should increase manpower to handle the seepage cases in Tuen Mun District and make the best use of advanced equipment for investigation.

V. Discussion Items

(A) 2018 Action Plan for Management Work of Public Rental Housing in Tuen Mun (CIHC Paper No. 24/2018)

24. The Chairman welcomed Mr LAM Yiu-choi, Thomas, Senior Structural Engineer (Tuen Mun & Yuen Long, Hong Kong & Islands), Ms TANG Sau-Chun, Janet, Property Service Manager (Property Service/Tuen Mun & Yuen Long 4), Mr LI Sik-wa, Assistant Housing

Manager (Butterfly Estate), Mr CHAN Sau-hung, Assistant Housing Manager (Wu King Estate), Ms LEE Suet-ying, Assistant Housing Manager (Tuen Mun 3), and Mr LUK Chi-bun, Assistant Housing Manager (On Ting) of the Housing Department to the meeting.

25. Ms CHENG Chui-king of the HD introduced the Department's action plan by PowerPoint presentation (Annex 1).*

*Only available in Chinese version

26. Members made different comments and enquiries on the HD's introduction, which were summarised as follows:

- (i) Typhoon Mangkhut had caused a lot of fallen trees and flooding. Members enquired whether the HD had worked out a schedule for removal of the trees. One of the causes of the fallen trees was that trees which were not suitable had been planted. Members suggested that the Department should consult tree experts to plant the trees which were suitable;
- (ii) Many tenants had applied for transfers through the Living Space Improvement Transfer Scheme and the Territory-wide Overcrowding Relief Exercise many times but failed. Some tenants' flats even had no space for baby cots. Members enquired whether the HD could exercise discretions and consider improvement of the schemes concerned so that tenants whose flats were below 5.5 square feet or 5.5-7.5 square feet only in living space would be benefited. Besides, it was suggested that the Department should improve the design of laundry racks with pole holders;
- (iii) The Audit Commission conducted a review on the maintenance works of public housing estates in 2016 and found that the HD's performance was not satisfactory. A Member enquired whether the Department would implement improvement measures. The Member also pointed out that the main cause of discrepancy in the quality of the maintenance works was the outsourcing system. Members enquired whether the Department would consider to allow regular staff to carry out the maintenance works or employ technicians to handle the works instead;
- (iv) The cleaning work in public housing estates involved different government departments or organisations like the FEHD, the LINK and Asset Management Limited or the MTR Corporation Limited. A Member suggested that the HD should assist the units with the co-ordination of their cleaning work in public housing estates;
- (v) A Member hoped that the HD would increase resources for the old housing estates in Tuen Mun. The Member said that there was discrepancy in the quality of maintenance

and cleaning work in public housing estates and urged the Department to step up supervision on contractors;

- (vi) A Member enquired why the replacement works of the old metal grilles in the estates of Tenant Purchase Scheme had not been completed for many years;
- (vii) A Member suggested that the Living Space Improvement Transfer Scheme, Territory-wide Overcrowding Relief Exercise and Harmonious Families Transfer Exercise should be regularised to reduce the residents' opportunities to miss the submission of applications. The Member also said that some residents did not know there were no flats available for them until they went to choose them upon notification of successful transfer from the Department. The Member said that such arrangement was really disappointing; and
- (viii) In new public housing estates, LED lamps were mostly used for lighting purposes but conventional fluorescent lamps were still used in old public housing estates. A Member suggested that the government should arrange replacements at the old public housing estate and increase resources for the purchase of electronic device monitoring system to prevent people from throwing objects from height.

27. Ms TANG of the HD replied that as the replacement of metal grilles for the flats could only be provided after consultations with residents, it would take some time for the completion of the works. Moreover, the Department would fill up the expansion holes of the laundry racks on the external walls of the flats for the residents who were not willing to install laundry racks with pole holders.

28. Mr CHAN of the HD thanked Members for their enquiries and said that Tin Shui Wai and Tuen Mun were districts hardest hit by the typhoon. He said that planting trees at unsuitable locations was one of the causes for a lot of fallen trees. The Department would take this opportunity to conduct a review and would arrange the replanting of trees after consulting the Tree Management and Horticulture Sub-section.

29. Ms CHENG of the HD replied that the Department showed great concerns on the environmental hygiene in public housing estates and would often arrange cleaning and rat eradication works. As the landfills for the fallen trees were already full, the arrangement for removal of the fallen trees in the estates depended on the availability of storage space for the fallen trees. There would be free of charge repair for the flats in which glass windows were broken by the typhoon. She also said that the covered pedestrian walkway to be provided behind the shopping mall at the On Ting Estate originally was now changed for the provision of a

ramp at the zebra crossing beside the shopping mall to facilitate the use by wheel-chair users. On this, Mr LAM of the HD said the building plan of the above works had been approved by the Independent Checking Unit. As it involved the increase of building areas requiring application to the Lands Department for the exemption of building area, they were waiting for a reply. If everything went well, the Department expected that works could commence at the beginning of 2019.

30. Ms CHENG of the HD said that the Living Space Improvement Transfer Scheme and the Territory-wide Overcrowding Relief Exercise would accept applications in the second half of every year approximately. The Department would distribute the publicity posters of the scheme and exercise to district councillors in due course. As most of the applications for the Territory-wide Overcrowding Relief Exercise had been processed, the Department adjusted the quotas of the exercise. She proposed that residents who applied for transfers should first enquire about the latest allocated number before considering whether to go to choose the flats to avoid knowing too late that there were no flats available at that time. Besides, the Department had purchased electronic device monitoring system to prevent throwing objects from height.

31. Members made comments and enquiries on the HD's replies as follows:

- (i) A Member suggested that the HD should first arrange repair or replacement for the flats in which glass windows were broken by the typhoon. They should not waste time in investigating whether the damage was caused by the typhoon;
- (ii) Residents who used laundry racks with pole holders needed to lean out of the windows so some senior citizens found it dangerous and refused the installation. The HD would fill up the expansion holes of the laundry racks on the external walls of the flats for the residents who were not willing to install the laundry racks. Therefore, the HD should explain why it was necessary to fill up the expansion holes first before the arrangement of refilling them on the external walls;
- (iii) Some public housing estates changed to use other models of laundry racks but some residents did not have them installed for different reasons. Members enquired whether the HD would install the laundry racks of them now;
- (iv) A Member supported the HD to provide a ramp at the On Ting Shopping Mall and hoped that the Lands Department would approve the plan concerned as soon as possible. The Member also enquired about the amount needed and the expected date of completion;
- (v) Some residents whose living space was less than 5.5 square metres were still arranged with transfers. A Member enquired whether the HD could exercise discretions in

handling these cases;

- (vi) A Member suggested that the procedures of the Living Space Improvement Transfer Scheme and the Territory-wide Overcrowding Relief Exercise should be streamlined. The applicants who had not been arranged transfers should be asked whether they still wanted to submit applications. There should be checking only after they were arranged transfers to reduce the inconvenience caused to applicants;
- (vii) Applications of the Harmonious Families Transfer Exercise had not been regularised. A Member said that the HD should decide on the month for the applications of the Living Space Improvement Transfer Scheme and the Territory-wide Overcrowding Relief Exercise. The Member also opined that it was not sufficient to have one electronic device control system only in each public housing estate. The Department had not replied whether they would replace the fluorescent lamps in the old housing estates;
- (viii) A Member enquired whether the HD would coordinate the cleaning work of different government departments and organisations in public housing estates. After the passage of the typhoon, it showed that there were not sufficient cleaning workers in public housing estates;
- (ix) As the resources were limited, the HD should strictly enforce the Well-off Tenants Policy to ensure that flats of public housing estates were properly used. The Member also enquired the Department how many random checks had been conducted during the past year and about the number of flats recovered possession in Tuen Mun District; and
- (x) The Working Group on Community Crisis Management should follow up the relief works after the passage of typhoon.

32. A Member who was also the convener of the Working Group on Community Crisis Management said that a meeting of the Working Group on Community Crisis Management would be arranged to discuss the contingent work pending completion of the relief work after the passage of the typhoon by the government.

(Post-meeting note: the above working group held a meeting on 25 October 2018.)

33. Ms CHENG of the HD replied that the Department had certain requirements on the staff establishment of the cleaning companies. If there was a lack of manpower in the cleaning companies, the Department would consider to deduct the fees payable to the cleaning companies

or issue warning letters. She said that cleaning workers were busy doing clearing work after the passage of the typhoon while the technicians and buildings supervisors also assisted with the cleaning work.

34. Mr CHAN of the HD replied that the Well-off Tenants Policy was implemented in July 2017. Residents in most public housing estates needed to declare in April each year and only a small number of the residents in housing estates needed to declare in October each year. As most of the cases were being handled, he could not provide the figures concerned until the next meeting. Taking the declarations made in the Wu King Estate as an example, he said that most of the tenant members who possessed residential property in Hong Kong had vacated and applied for removal from register between February 2018 and March 2018. Only less than 1 per cent of tenant members declared possession of residential property in Hong Kong. The Department would issue notices to quit to the tenants who had assets exceeding the limit or owned residential property in Hong Kong by the end of February 2019. However, if the family member gave up the ownership of property or the member who owned the property was removed from register on or before the date of termination of the tenancy, the Department would accept the tenant's declaration again and allow the tenant who met the income and net assets of family to continue to live in the flat concerned.

35. Ms CHENG of the HD added that in addition to regular declarations, if someone complained about the tenants that they possess property and confirmed true by the Public Housing Resources Management Sub-section at the headquarters, the Department would also issue notices to quit to the tenants. Besides, she explained that the Department requested the tenants to replace laundry racks for the sake of safety. If the tenants wanted to arrange the replacement after termination of the contract, they could submit applications at the office of their housing estates.

36. A Member said that the representative of the HD failed to answer their enquiries. He hoped that the HD could answer whether they had conducted random checks for the past year to see if the tenants' declarations were true and provided the number of prosecutions concerned but not the declarations made by the tenants of the Wu King Estate. The Member also enquired whether the Department had completed checking the declarations submitted by tenants in April 2018.

37. Ms CHENG of the HD replied that random checks were conducted by the Public Housing Resources Management Sub-section and the process concerned was expected to end in April 2019. Then the Department could release the number concerned at that time.

38. Mr LAM of the HD added that the cost required for the works at On Ting Estate was

about \$3.8 million. The Department expected that the works could commence at the beginning of 2019 and be completed in the first half of 2020. On this, the Chairman requested Mr TAM of the Lands Department to follow up the application for the above works.

(Post-meeting notes: the Tuen Mun District Lands Office of the Lands Department was actively following up the approval work of the works at the On Ting Estate to go with the works schedule of the HD.)

39. A Member said that there were 66,000 lifts in Hong Kong according to the information of the Electrical & Mechanical Services Department. The Member enquired whether the HD could provide more information on the improvement works of lifts in the Outline of Management Engineering.

40. Ms CHENG of the HD replied that the Department would replace the lifts in public housing estates which were 30 years old or above through the Lift Modernisation Programme so that residents could enjoy using safe and comfortable lifts.

41. The Chairman requested the representative of the HD to relay Members' views to the Department.

(B) Review of the Number of Public Payphones
(CIHC Paper No. 25/2018)

42. The Chairman welcomed Mr YEUNG King-hang, Kingsley, Head of Market and Competition 2, Mr WONG Ka-keung, Telecommunications Engineer, (Regulatory 12), Ms NG Wing-yee, Winnie, Senior Regulatory Affairs Manager (Market and Competition 21) and Mr WONG Yik-kwan, John, Regulatory Affairs Manager (Market and Competition 21) of the Office of the Communications Authority ("OFCA") to the meeting.

43. Mr YEUNG of the OFCA introduced to Members on the captioned review and invited Members to comment on the proposal to remove the payphones with an extremely low usage rate in Tuen Mun from the universal service obligation.

44. Members made comments and enquiries on the OFCA's introduction, which were summarised as follows:

- (i) A Member agreed with the proposals in the paper in principle. However, the OFCA should consider to increase the uses of kiosks if the kiosk payphones were removed owing to their low usage rate, e.g. provision of additional charging stations, vending machines, used for community activities like book-floating or advertising to increase revenue to subsidise the expenditure on kiosk payphones;

- (ii) Most of the residents at the Tsing Shan Tsuen were senior citizens and there were residents who had no mobile phones. If necessary, they would use the kiosk payphones nearby. Therefore, residents had strong objections to the removal of the kiosk payphones at the Tsing Shan Tsuen;
- (iii) Although mobile telecommunications were popular but there should be telecommunications facilities available in an emergency if children witnessed any emergency with no adults present;
- (iv) A Member said that the proposal was reasonable and did not object to the removal of the kiosk payphone with extremely low usage rate at the Shan King Estate;
- (v) A Member had no objection to the proposal of the paper but said that some kiosks also provided Wi-Fi service. The Member enquired whether there would be provision of Wi-Fi hot spots at other locations after the removal of these kiosks;
- (vi) A Member suggested that the OFCA should study the design of intelligence city with the Innovation and Technology Commission and make a reference to the practice in the Mainland, providing Wi-Fi service by multi-functional intelligent lamp posts. With the mobile phones becoming more and more popular, there was no need to keep kiosk payphones;
- (vii) There were still residents who needed to use the Wi-Fi service provided or make emergency calls at kiosks. It was too rash for the proposal of the paper to remove a total of 69 kiosk payphones in Tuen Mun;
- (viii) When the Tai Hing sex maniac rampaged in Tuen Mun some 20 years ago, the kiosks near the Tai Hing bus terminus and the LR stop were the gathering points of residents waiting for their family members to go home so there was a need to keep them. The bus stop at the King Lai House was situated in remote area and there were no security guards on duty at the Chelsea Height and the Affluence Garden owing to resource problem. Therefore, the kiosk payphone at the above locations should be kept; and
- (ix) A Member said that it was proposed in the paper that a total of 69 kiosk payphones would be removed. It would take a lot of time in discussion if each of the Members made comments. The Member suggested that the OFCA should consult the district councillors of the constituency concerned themselves.

45. The Chairman said that it was not appropriate to have 69 kiosk payphones removed at one time. She suggested that the OFCA should make considerations in stages. Although mobile phones were popular, kiosk payphones could still have their functions in an emergency. She suggested that the OFCA should keep the kiosk payphones at the Leung Kit House of the Leung King Estate and consider the provision of other value-added services at the kiosk.

46. Mr YEUNG of the OFCA replied to Members' comments and enquiries as follows:

- (i) He reiterated the principle of this review that considerations were based on the average revenue of payphones every day. He hoped to listen to Members' comments through the review to take care of the needs at individual locations. On Members' comments at the meeting, including the hope to keep the kiosk payphones at the Tsing Shan Tsuen, Affluence Garden, King Lai House and the Leung Kit House in Leung King Estate, the OFCA would consider these comments concerned carefully;
- (ii) The councillors of the constituency concerned would be contacted after the meeting. Whether the kiosk payphones proposed in the paper would all be removed from the universal service obligations would be decided after Members' comments were received;
- (iii) The OFCA had assisted the providers of universal service obligations i.e. the Hong Kong Telephone Company Limited and the Hong Kong Telecommunications (HKT) Ltd. ("HKT") since 2007 with the provision of Wi-Fi service at the telephone kiosks and the HKT had also joined the Wi-Fi.HK scheme. Citizens would be provided half hour free of charge WiFi service every day. In recent years, the OFCA had also assisted the HKT in testing the provision of small mobile base stations at telephone kiosks and the test results were quite satisfactory. Therefore, with the support of the policy concerned, HKT could install small mobile base stations at suitable telephone kiosks to enhance the coverage of mobile networks;
- (iv) Other district councils also mentioned the proposal to increase the functions of telephone kiosks. The OFCA relayed the proposal concerned to the HKT but emphasised that the use of the service provided by telephone kiosks was regulated by the block licence of the Lands Department. Any change of the usage of telephone kiosks would be subject to approval of the Department;
- (v) It was explained that universal service obligation did not include Wi-Fi service. Provision of the service concerned was purely a commercial decision of the HKT. If some telephone kiosks provided with Wi-Fi service were removed from universal service

obligation, HKT could still decide whether to keep the kiosk payphones to continue the provision of Wi-Fi service;

- (vi) If the HKT decided to remove the telephone kiosks provided with Wi-Fi service, the OFCA would inform the Office of the Government Chief Information Officer (“OCIO”). Then the OCIO would take note of the removal of the payphones and consider the provision of additional Wi-Fi hot spots near the original telephone kiosks; and
- (vii) The Policy Address 2017 proposed the launch of the Multi-functional Smart Lampposts Pilot Scheme at selected locations. The lamp posts concerned could be installed with 5G small base stations and Wi-Fi service device for the provision of the services concerned.

47. The Chairman said that the captioned paper was designed to consult the TMDC. OFCA/ Whether individual kiosk payphones would be removed was not decided by the CIHC. She TMDO/ asked the Secretariat to distribute the paper to all members of the TMDC for reference and Secretariat requested the OFCA to consult the area committees through the TMDO.

(Post-meeting note: the Secretariat had distributed the captioned paper to all TMDC Members on 12 October 2018. The OFCA also consulted the five area committees in Tuen Mun through the TMDO.)

VI. Reporting Items

(A) Work Reports by the Working Groups under the Commerce, Industry and Housing Committee **(CIHC Paper No. 26/2018)**

(i) Working Group on Occupational Safety and Health

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

(ii) Working Group on Economic Development in Tuen Mun

49. The convener of the working group said that the working group would hold the next meeting in October or November.

(iii) Working Group on Building Management

50. Members noted the report of the above work group.

51. The Chairman announced that the above reports of the working groups were endorsed.

(B) Work Report on Private Building Management in the Tuen Mun District
(CIHC Paper No. 27/2018)

52. Members noted the above work report.

(C) Report by the Buildings Department
(CIHC Paper No. 28/2018)

53. Members noted the above work report.

VII. Any Other Business and Date of Next Meeting

54. There being no other business, the Chairman closed the meeting at 12:07 p.m. The next meeting would be held on 3 December 2018.

Tuen Mun District Council Secretariat


Date: 21 November 2018

File Ref: HAD TM DC/13/25/CIHC/18



2018年房屋署 屯門區公共租住屋邨 管理工作大綱

1




提供優質居所

「制定全年各屋邨的保養維修及環境改善項目」

- ◆ 制定全年各屋邨保養維修及環境改善工程項目，有系統地進行各項工程，保持屋邨樓宇質素及致力改善居住環境。

2



繼續推行「日常家居維修服務」

- ◆ 屯門區各屋邨會繼續推行「日常家居維修服務」，為屋邨住戶提供妥善和迅速的室內單位維修服務。


3



改善現有屋邨的環保水平

- ◆ 在各屋邨繼續推行物業管理ISO 14001環境管理體系，締造可持續的綠色屋邨社區。
- ◆ 在各屋邨繼續實施 ISO 50001能源管理體系。


4



「綠表置居計劃」

- ◆ 香港房屋委員會（房委會）於2018年1月完成檢討「綠表置居計劃」（「綠置居」）先導項目，並通過將「綠置居」恆常化，以協助公屋居民置業，而騰空的公屋單位可編配給其他有需要人士。

5



- ◆ 房委會資助房屋小組委員會2018年4月27日於會議上決定把位於荔枝角道--東京街第一期（即第一至第四座）公共租住房屋（公屋）發展計劃轉為「綠置居」項目，預計今年內推售，涉及約2500個單位。

6



出售「居者有其屋計劃」單位

- ❖ 房委會小組委員會通過「出售居者有其屋計劃（居屋）單位2018」（居屋2018）的調整售價及銷售安排，以及轉讓限制，同意「居屋2018」的4,431個單位（即長沙灣凱樂苑、九龍城啟朗苑及東涌裕泰苑）的平均售價調整至早前評估市值的52%，取代之前的70%。

7



- ❖ 小組委員會亦通過重啟「居屋2018」的申請，作為同一個銷售計劃的延續，並邀請額外的申請，讓未曾申請的合資格居屋申請者可以在今年十月提交申請，預計2018年11月攪珠及2019年2月開始揀樓，單位預計在2019至2020年落成。

8



白表居屋第二市場計劃

- 為回應中低收入家庭的置業訴求，房委會小組委員會於2017年11月30日的會議上通過將白表居屋第二市場計劃恆常化，2018/2019年的配額為2500個，當中包括2250個家庭申請者配額及250個一人申請者配額。

9



促進可持續生活

「加強社區凝聚力」

- ◆ 房屋署會繼續推行邨管諮委會夥拍非政府機構舉辦建設社區活動的優化安排，鼓勵社區參與，共同改善屋邨環境，促進公共屋邨鄰里間守望相助的精神並培養居民對屋邨的認同及歸屬感以加強社區的凝聚力。

10



「關顧租戶的需要」

- ◆ 透過租金援助計劃寬減租金援助有短暫經濟困難的公屋及中轉房屋住戶，合資格申請人可遞交一次申請而獲批兩年租金援助，獲寬減25%或50%的租金。
- ◆ 繼續推行「天倫樂加戶計劃」、「天倫樂合戶計劃」和「天倫樂調遷計劃」，透過優化住屋安排，藉以鼓勵年青家庭照顧年長父母或親屬，促進公屋住戶家庭和諧共融，以鼓勵家庭成員加強連繫、互相扶持及關懷長者，加強家庭凝聚力。

11



「推廣屋邨綠化措施」

- ◆ 繼續進行年度樹木評估，並採取所需的樹木修護工作。
- ◆ 更新屋邨內的樹木資料庫，以便有效管理樹木工作。
- ◆ 加強前線人員在樹木安全方面的培訓。
- ◆ 邀請邨管諮委會委員成為屋邨樹木大使，透過社區監察協助進行樹木風險管理，並為他們開辦培訓班/複修班。
- ◆ 繼續開展「園景改善工程計劃」，透過計劃加種花卉樹木，美化公共屋邨的現有景觀。

12



「加強屋邨清潔工作」

- ◆ 為防範流感及各種傳染病的傳播，房屋署會加強公共屋邨環境衛生的工作。
- ◆ 踏入夏季後，就滅蚊及滅鼠工作事宜會聯絡食物環境衛生署屯門區防治蟲鼠組尋求協助，實地在屋邨內視察滅蚊及滅鼠工作，並提供專業意見。更邀請食環署屯門防治蟲鼠組向屋邨辦事處相關員工舉行簡報，加強他們對滅蚊及滅鼠工作的認識。並會指示清潔承辦商加強在屋邨的滅蚊及滅鼠工作。

13



- ◆ 繼續透過屋邨辦事處與邨管諮委會、互委會及志願團體舉辦宣傳及推廣活動，例如：「清洗太平地」、「公共屋邨歲晚大掃除」及「嘉年華會」，提高住戶對保持屋邨及家居清潔的意識。
- ◆ 加強宣傳及教育，提醒住戶保持良好的個人和環境衛生習慣。

14



「加強管制小販」

- ◆ 房屋署會監督護衛公司調配人手，防止小販屋邨內非法擺賣。
- ◆ 有需要時，調派房屋署特遣隊巡查屋邨小販擺賣黑點，採取管制行動拘捕及檢控違規擺賣的小販。
- ◆ 與警方及食物環境衛生署採取聯合行動驅趕及檢控違規擺賣小販。

15



繼續推行 「屋邨管理扣分制」

- ◆ 繼續執行屋邨管理扣分制，向違規的住戶採取不同級別的扣分，並加強巡查屋邨的公眾地方，對居民的違規行為採取管制行動，提醒居民保持屋邨環境安寧清潔的重要性。

16



「推廣屋邨防火安全工作」

- ◆ 各屋邨辦事處職員會定期巡查屋邨的防火設施及裝備，確保運作正常。
- ◆ 定期在各屋邨舉行防火演習，安排消防處流動宣傳車在邨內展覽及宣傳防火安全訊息。
- ◆ 與邨管諮委會合辦不同類型的屋邨及家居防火安全活動，提高居民預防火警的意識，及遇到火警時的正確應對方法。

17



充分和合理運用公共資源

- ❖ 房屋署在資源許可下每年會推行一輪調遷計劃(合併「公屋住戶紓緩擠迫調遷計劃」及「改善居住空間調遷計劃」)，為現有租戶提供調遷機會，以改善現有租戶的居住情況，調遷計劃安排在每年下半年進行，以自選單位形式編配單位予合資格的公屋租戶申請者。

18



推行「公屋住戶寬敞政策」

- ❖ 執行寬敞戶政策，居住於單位面積過大的住戶，即「優先處理寬敞戶」，須調遷至另一面積合適家庭人數的單位居住，而騰出的大單位可作重新編配予有需要的家庭。

19



調遷計劃

- ❖ 透過其他各種調遷計劃，例如邨內調遷計劃和特別調遷計劃，協助在健康或生活上遇到特殊困難的家庭，調遷往另一公屋單位。

20



公屋住戶資助政策及維護公屋資源的合理分配政策（「富戶政策」）

- ❖ 房委會資助房屋小組委員通過修訂「富戶政策」，經修訂的「富戶政策」已於2017年10月的申報週期開始實施。公屋住戶如在公屋住滿十年或以上，或在各項租約事務管理政策下要接受入息及資產審查的家庭，均須每兩年按「富戶政策」作出申報。住戶需申報是否在本港擁有私人住宅物業，如在本港擁有私人住宅物業的公屋住戶，不論其家庭入息或資產水平為何，均須遷離其公屋單位。

21



- ❖ 如在本港沒有私人住宅物業，住戶便須填報其家庭入息資料；以及申報其家庭總資產淨值。若公屋住戶的家庭入息超過公屋入息限額五倍，或家庭總資產淨值超過公屋入息限額100倍，亦須遷離其公屋單位。
- ❖ 若住戶拒絕申報是否在本港擁有私人住宅物業／填報家庭入息及／或申報其家庭資產水平有否超逾公屋入息限額的100倍，亦須遷離其公屋單位。

22



- ❖ 所有家庭成員均為60歲或以上的住戶、全家領取綜合社會保障援助金的住戶、全部成員均正在領取社會福利署發放的傷殘津貼或持合租租約共住一單位的住戶，可獲豁免於「富戶政策」。

- ❖ 未住滿十年的住戶無須申報，但房屋署若接獲舉報並證實他們在本港擁有私人住宅物業，則不論其居住年期，仍須遷離其公屋單位。

23



嚴厲打擊濫用公屋資源

- ❖ 公屋是社會寶貴的資源，將公屋單位轉讓、分租或放棄使用、由非認可人士佔用、租戶並非經常持續居住於樓宇內或作非租約指定或非法用途，均為嚴重違反租約的行為，房委會有權向有關租戶發出遷出通知書，終止其租約。房屋署一直竭力維護公屋資源的公平運用，打擊濫用公屋的個案不遺餘力，讓真正有需要入住公屋的人士盡早獲編配單位。

24



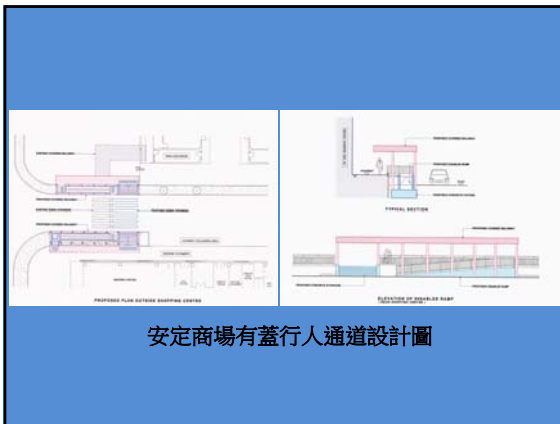
- ❖ 房委會成立了「善用公屋資源分組」負責調查此類個案。市民可致電房委會熱線2712 2712、填交「舉報濫用公屋郵柬」或登入房委會/房屋署網頁內的「舉報濫用公屋電子表格」向房委會舉報，又或直接與屋邨辦事處當值職員舉報，以確保公屋資源不會被濫用。

25



- ❖ 在日常的屋邨管理工作中，房屋署職員會通過兩年一度的家訪調查，偵測單位有否不正常的住用情況，防止公屋資源被濫用。
- ❖ 公屋住戶如被證實濫用公屋，會被終止租約及收回單位。

26



安定商場有蓋行人通道設計圖



- 完 -

28