



Ms LEUNG Man-kit, Alice  
Superintendent, Siu Lam Olive-Courtyard, Tung Wah Group of Hospitals

Ms YUEN Lai-shan, Emma  
Superintendent, Tuen Mun Long Stay Care Home, New Life Psychiatric Rehabilitation Association

In Attendance

Ms YU Mei-yu, Melinder  
Senior Liaison Officer (2), Tuen Mun District Office, Home Affairs Department

Ms CHOW Tsuen-ming, Anita  
Liaison Officer i/c Building Management & Town Centre, Tuen Mun District Office, Home Affairs Department

Mr HO Kwok-lun, Tommy  
Building Surveyor/E5-2, Buildings Department

Mr TSUI Sai-ming  
Housing Manager/Tuen Mun 2, Housing Department

Ms HUN Sau-lin, Michelle  
Assistant Housing Manager/Tai Hing 2, Housing Department

Mr WONG Yat-keung, Clement  
Administrative Assistant/Lands (District Lands Office, Tuen Mun), Lands Department

Mr MA Man-piu  
Senior School Development Officer (Tuen Mun)<sup>3</sup>, Education Bureau

Ms KO Man-lai, Jessica  
Assistant District Social Welfare Officer (Tuen Mun)<sup>2</sup>, Social Welfare Department

Ms YAU Yuk-kam, Cannis  
Labour Officer (Workplace Consultation Promotion), Labour Department

Mr CHEUNG Wai-lun  
Station Commander, Castle Peak Bay and Tai Lam Chung Fire Station, Fire Services Department

## **I. Opening Remarks**

The Chairman welcomed all present to the 12<sup>th</sup> meeting of the Commerce, Industry, Housing and Social Services Committee (CIHSSC) (2022-2023).

2. The Chairman briefed Members on how to take turns speaking with the audio system.

3. The Chairman continued that she would strive to finish the meeting before 11:45 a.m. Since the audio recording of the meeting would be uploaded to the TMDC website, she asked all present to keep their speeches concise and avoid repetition.

4. The Chairman reminded Members that those who were aware of their personal interests in any matters discussed at the meeting should declare the interests before the discussion. She would, in accordance with Order 38(12) of the Tuen Mun District Council Standing Orders, decide whether the Members who had declared interests might speak or vote on the matters, might remain at the meeting as observers, or should withdraw from the meeting.

## **II. Absence from Meeting**

5. The Secretary reported that the Secretariat had received no applications for leave of absence from Members.

## **III. Confirmation of Minutes of Last Meeting**

6. As Members proposed no amendments to the minutes, the Chairman announced that the minutes of the 11<sup>th</sup> meeting of the CIHSSC (2022-2023) were confirmed.

## **7. Discussion Items Reporting Items**

### **A. Progress Report on the Setting Up of Siu Lam Integrated Rehabilitation Services Complex at the Site of Ex-Siu Lam Hospital (CIHSSC Paper No. 30/2023)**

8. The Chairman welcomed the representatives from the Social Welfare Department (SWD), and the representatives from the three operators of Siu Lam Integrated Rehabilitation Services Complex (Complex), namely The Society of Anaesthetists of Hong Kong (SAHK), Tung Wah Group of Hospitals (Tung Wah)

and New Life Psychiatric Rehabilitation Association (NLPRA), to this CIHSSC meeting.

9. Mr Rudolf TSEA of the SWD said that the Department had consulted the Social Services Committee (SSC) of the TMDC in 2012 regarding the plan to construct the Complex. The SSC was updated on the project's progress in 2014. Subsequently, in 2021, the Department invited eligible non-governmental organisations to submit service program proposals. The three non-governmental organisations, namely SAHK, Tung Wah and NLPRA, were eventually selected to operate three service packages within the Complex. Fitting-out works for the Complex began this year, which would provide a total of 1 710 residential care and day training service places for persons with disabilities. The Complex would also offer shuttle bus services for the convenience of staff and visitors. In addition, each of the three operators had appointed representatives to form the management committee of the Complex, currently chaired by a representative from Tung Wah on an interim basis.

10. Ms Emma YUEN of NLPRA, Ms Vicky LEE of SAHK and Ms Alice LEUNG of Tung Wah presented an introduction to the Complex to Members through PowerPoint slides (Annex 1), covering the background, geographical location, building appearance, service scope, service places, and community concerns.

11. Mr CHAN Yau-hoi was disappointed by the lack of a definite date for the Complex's commissioning. He urged the Department to inform the CIHSSC about the precise date when the Complex would officially start its services and provide an update on the recruitment of personnel. He hoped that the Complex could start operation as soon as possible to reduce waiting times for the associated services. In addition, he enquired about the transportation infrastructure and whether the owners of the Palatial Coast would be responsible for maintaining the vehicle access road to the Complex.

12. Mr Rudolf TSEA of the SWD replied that the Complex had been scheduled to be commissioned in phases in December 2023. Regarding staff recruitment, apart from engaging the assistance of Yan Oi Tong YES Training Institute to organise recruitment fairs and information sessions, the operators also conducted their own recruitment activities. Furthermore, he reassured the residents of

Palatial Coast that the Complex would be responsible for maintaining the private section of Hong Fai Road near the Complex.

13. Ms Vicky LEE of SAHK said that they planned to begin accepting service applications from December 2023. SAHK would maintain close communication with the Licensing and Regulation Branch of the SWD, and the fitting-out works were progressing as scheduled. Regarding staff recruitment, they were actively hiring and considering the employment of foreign workers. She added that the section of Hong Fai Road near Palatial Coast would be managed by the management committee of the Complex.

14. Ms Alice LEUNG of Tung Wah said that they planned to commence services in the Complex in December. Regarding transportation arrangements, shuttle buses would be arranged for staff members and scheduled shuttle bus services would be provided for residents' family members and visitors. In addition, each of the three operators would offer their own transportation services for the residents.

15. Ms Emma YUEN of NLPRA said that there would be designated pick-up and drop-off points for the two shuttle bus routes connecting the Complex with Tuen Mun Road Bus-Bus Interchange (TMRBBI) and Siu Hong Station. Furthermore, it was anticipated that NLPRA would start such services in December 2023. She added that they were currently in close contact with the SWD and various departments to ensure the facilities in the Complex met the required standards. Regarding staff recruitment, they were considering organising joint recruitment fairs with the other two operators.

16. The Chairman enquired the SWD about the frequency of the shuttle buses. Regarding staff recruitment for the Complex, the Department had previously expressed to Members the challenges in hiring staff in 2021. In response, the Chairman said that the TMDC was willing to provide support if the Department so required.

17. Mr WONG Tan-ching raised concern about the maintenance responsibility for the slope at Palatial Coast. He asked the Department if there were any mechanisms in place to handle emergencies, such as a falling of solar panels, and who would be responsible for maintenance and repairs in such situation. He

suggested that all parties should clarify these issues before the intake of residents. In addition, he enquired about the Department's measures to deal with staff shortage and ensure sufficient staffing ratio to care for the residents. He recommended that the Department develop a comprehensive plan for shuttle bus frequencies during peak hours to meet the demand.

18. Mr Rudolf TSEA of the SWD replied that the management committee for the Complex was formed to ensure proper management of the Complex, with a particular focus on key management aspects such as slope maintenance works. In such regard, the management committee of the Complex would conduct regular inspections and ensure the safety of the Complex.

19. Ms Vicky LEE of SAHK said that the management committee would hold regular meetings and consult with the SWD to obtain quotations for necessary maintenance works in the event of emergencies or serious accidents.

20. Ms Emma YUEN of NLPRA explained that one of the shuttle bus routes would originate from Siu Hong Station and stop at both the high and low blocks of the Complex. The other one would start from TMRBBI, pass through bus stops at Tai Lam Chung, and then proceed to the high and low blocks of the Complex. The three operators would coordinate the working hours of their staff to adjust the shuttle bus timetables accordingly. Currently, as the Complex had not fully commenced operation, the shuttle bus service would make one trip per hour. After the Complex became fully operational, there would be approximately 4-5 departures per hour, with further adjustments made according to the demand. Also, the shuttle bus companies would install screens at bus stops to display bus timetables and launch a mobile application for easy access.

21. The Chairman enquired about the specific details of the shuttle bus route originating from Siu Hong Station.

22. Ms Emma YUEN of NLPRA replied that the terminus of one of the shuttle bus routes were set at the Exit E of Siu Hong Station.

23. Mr CHAN Yau-hoi urged the SWD to maintain close communication with the owners of Palatial Coast in order to provide them with updated information regarding the arrangements made by the management committee. In addition, to

alleviate overcrowding during peak hours, he suggested considering relocating the shuttle bus terminus from Siu Hong Station to V city. Furthermore, he proposed that the SWD arrange a visit for Members to the newly completed Complex, allowing them to gain a better understanding about it. Lastly, he hoped that the three operators could provide contact information of their staff members responsible for external affairs and public relations, enabling the TMDC to effectively convey feedback and concerns.

24. Ms KONG Fung-yi was pleased that the new Complex would be completed and operational by the end of the year. She conveyed her trust and support for the services provided by the operators. However, she raised concerns regarding the shuttle bus frequencies, visiting hours for the public, and transportation arrangements during weekdays. In addition, as the existing service users of Siu Lam Hospital had been referred to Castle Peak Hospital for treatment, she expressed concern about the adequacy of resources at Castle Peak Hospital. She hoped that the residents at Castle Peak Hospital could also receive appropriate care and resources.

25. Mr WONG Tan-ching highlighted that due to the significant number of staff, care workers, service users, and their families who would commute to and from the Complex, he urged the SWD to implement more effective transportation planning.

26. The Chairman noted that doctors would visit the Complex once or twice a week for medical consultations and assessments and expressed his concern about the transportation arrangements of the Complex.

27. Mr Rudolf TSEA of the SWD replied that the operators would maintain close communication with the owners' corporation of Palatial Coast in order to address residents' concerns. In addition, the Department was aware of the high passenger flow at Siu Hong Station during peak hours and the frequent congestion on Tuen Mun Road. Consequently, passengers were offered with options of two shuttle bus routes. He pointed out that the routeing of these two routes had been considered by the Transport Department (TD) from various aspects, such as environmental factors. The management committee would regularly review and monitor the situation, making necessary adjustments after seeking advice from the TD. He continued that he would arrange a visit for Members as soon as possible

before December. As for the contact details of public relations staff, he mentioned that Members could contact the responsible staff of the Complex at any time. Moreover, he assured that the Department would maintain contact with various units and would not overlook the needs of Castle Peak Hospital residents. Regarding doctor visitation, there were ongoing discussions with Tuen Mun Hospital and Castle Peak Hospital to explore the feasibility of telehealth services.

28. Ms Emma YUEN of NLPRA said that they had established communication with the chairman of the owners' corporation of Palatial Coast, and received an invitation to attend upcoming meetings of the owners' corporation to introduce the relevant services provided by the Complex.

29. The Chairman noted that shuttle buses currently departing from Exit E of Siu Hong Station were likely to be impacted by traffic congestion on the road section near Lam Tei Interchange. Therefore, she suggested relocating the pick-up/drop-off point to Exit A of Siu Hong Station towards Lingnan University during peak hours in order to avoid congestion, while during non-peak hours, the pick-up/drop-off point could be changed back to Exit E to avoid congestion on Tuen Mun Road. In addition, she requested the Secretariat to provide guidelines regarding the visit.

30. The Secretary explained that due to the imminent TMDC election, Members were prohibited from engaging in any council-related matters during the recess period of the TMDC leading up to the election. Therefore, if Members wished to visit the Complex, they must do so before the start of the recess period. She added that, for Members' reference, the previous election recess period began on 4 October 2019. Generally, the recess period would continue until the end of Members' current term of office.

31. Mr Rudolf TSEA of the SWD enquired with the Secretariat whether the visit to the Complex had to take place by the end of September.

32. The Secretary replied that as the recess period for the current year had not been announced yet, it was advised to make reference to the previous one. Consequently, she recommended that the SWD promptly arrange the visit.

33. Mr Rudolf TSEA of the SWD said that they would further discuss with relevant departments and units, and finalise the arrangements for the visit as soon as possible, taking into account the progress of the fitting-out works.

34. Mr CHOW Kai-lim said that it would be inconvenient for Tuen Mun residents since there were only two shuttle bus routes operating from the Complex to and from Siu Hong Station and TMRBBI. He also raised his concern that the route departing from Siu Hong Station and passing through Tuen Mun Road was susceptible to traffic congestion on Tuen Mun Road, particularly near Hung Kiu, which in turn impacted the shuttle bus service schedules. He said that he had consulted the TD and was informed that Siu Hong Station was selected as a departure point due to the availability of suitable and convenient location for wheelchair access. He suggested that if the shuttle bus services would also be provided for staff and visitors, it would be beneficial to consider adding a route running between Tuen Mun Station and the Complex.

35. Mr Rudolf TSEA of the SWD replied that all route planning required consultation with the TD. After the Complex became operational, the Department would work together with the operators to continuously review the situation and make necessary improvements.

[Post-meeting note: The SWD invited TMDC Members to visit Siu Lam Integrated Rehabilitation Services Complex on 28 September 2023.]

**B. Renewal of Membership of the World Health Organization  
Global Network of Age-friendly Cities and Communities  
(CIHSSC Paper No. 31/2023)**

36. The Chairman said that the TMDC joined the World Health Organisation (WHO) “Global Network for Age-friendly Cities and Communities” in 2018. Accordingly, she suggested, as an age-friendly measure for the year 2022-2023, organising a visit to the “Gerontech and Innovation Expo” as mentioned in “Report by the Social Welfare Department” of CIHSSC Paper No. 49/2022. She also expressed gratitude to the SWD for providing relevant information and assistance. With the support of the Tuen Mun District Coordinating Committee on Elderly Services, this visit activity would be organised under the “護老·智幫您” programme, aiming at promoting awareness of gerontechnology products among seniors and caregivers in the district. Following previous practices, the

Secretariat had prepared a document for submission to the WHO website, which had been distributed via email to Members for perusal prior to the meeting.

37. Mr CHAN Yau-hoi enquired about the requirements and subsequent work for the TMDC to extend its membership of the WHO Global Network for Age-friendly Cities and Communities.

38. The Secretary replied that in order to extend the membership, the CIHSSC was required to share an age-friendly measure for the district to the WHO on an annual basis. The Secretariat would proceed to upload the document to the WHO website if the CIHSSC agreed to do so.

39. There being no objections from Members, the Chairman announced that the above document was endorsed. She then requested the Secretariat to follow up.

[Post-meeting note: The Secretariat submitted the above document to the WHO website on 5 September 2023. On 12 September 2023, a notification from the WHO website was received, confirming the approval for the submission after review. The document was successfully uploaded to the online platform for sharing age-friendly measures.]

**C. Call on the Housing Department to Improve the Standards of Facilities Maintenance to Meet Changing Needs (CIHSSC Paper No. 32/2023)**

40. The Chairman said that regarding the captioned paper, the Secretariat had received a written response from the Housing Department (HD), which had been distributed via email to Members for perusal prior to the meeting.

41. Mr CHOW Kai-lim wanted to take the last meeting of the CIHSSC as an opportunity to bring out the concerns of public housing residents. He highlighted that the HD adopted outdated design and standards for home maintenance and refurbishment works for public housing in Tuen Mun District. He urged the Department to upgrade the maintenance facilities and improve the engineering standards. He shared that he once assisted a resident in internal transfer, where despite obtaining approval from the HD for the transfer, the resident ultimately had to withdraw due to insufficient funds for fitting-out works for the new flat. This was attributed to the outdated fitments and design in the refurbished flats, which

often required significant additional expenses for alterations before occupancy. In addition, he cited complaints regarding maintenance service in public housing, where although the HD addressed issues like water seepage and dilapidated ceiling painting caused by the ageing of buildings, interior decoration in the flats was significantly affected by such repairs, making it challenging for residents to carry out further fitting-out works. Therefore, he urged the HD to improve the engineering standards to meet changing needs, ensuring efficient use of public funds and preventing waste of money and time of the Government and the public.

42. Mr TSUI Sai-ming of the HD replied that their engineering section had always been receptive when vetting and approving the refurbishment proposals for vacant flats. However, given the limitations of building design (e.g. alternations to louvre windows, which should comply with fire safety regulations), careful consideration was required. In response to the suggestions given by Members, such as the use of lever-type mixer taps and low-level toilet cisterns, the HD had already included those items in refurbishment works for vacant flats. The Department assured that it would examine other improvement suggestions to the fitments in public housing, taking into account the needs of the residents.

43. Mr CHAN Yau-hoi requested that the Department provide a detailed response to the feasibility of each item on the list of maintenance works set out in the paper put forward by Members, and explain the reasons for those rejected. He also praised Members for preparing such an informative paper.

44. Mr TSUI Sai-ming of the HD acknowledged the enquiries raised by Members and assured that such enquiries would be refer to the Department's engineering section for further examination. He added that a written response would be provided to Members at a later time.

45. Since the HD's engineering staff did not attend this meeting, the Chairman requested the Department to provide the CIHSSC after the meeting with a detailed response to the matters raised by Members.

46. Mr WONG Tan-ching raised concern regarding the use of metal bathroom doors in new public housing flats, which could be opened from both inside and outside. He criticised that this design neglected privacy, and that the doors were prone to rusting after prolonged use, which caused difficulties in opening and

closing. He also considered that persisting in using the outdated louvre windows caused inconvenience to residents. Furthermore, he was dissatisfied with the Department's handling of spalling of concrete ceilings. He hoped that the Department could provide further documents to explain the situation at a later time.

47. Regarding the rusting of metal bathroom doors, Mr TSUI Sai-ming of the HD suggested that residents could apply lubricating oil for regular maintenance to ensure smoother opening and closing. He further explained that the design of the door being openable from both inside and outside was intended to allow immediate assistance from outside if a resident fainted in the toilet. Regarding the louvre windows, he clarified that they were designed for old-style flats to enhance natural lighting and ventilation.

48. Mr CHOW Kai-lim mentioned that existing residents who wanted the HD to replace turning-knob taps with lever-type mixer taps were required to provide medical certificates or recommendation letters from doctors or physiotherapists. This requirement had caused frustration and a sense of unfairness among residents, especially the elderly. Furthermore, he pointed out that even in refurbished flats where lever-type mixer taps were installed, the HD connected the cold and hot water pipes to the same main water pipe. As a result, the residents had to drill walls, install hot water pipes, and make connections on their own in order to get hot water. He continued that water heater was now considered a standard appliance, but the HD had not provided hot water pipes in the flats and had even connected the hose for hot water to the cold water pipe when installing a mixer tap, which suggested that there was room for improvement. In addition, fitments such as toilet cisterns, bayonet mounts on ceilings, and others had not kept pace with modern standards. Therefore, he hoped that the Department could examine and review the multiple examples listed in the paper.

49. Mr TSUI Sai-ming of the HD took note of Members' opinions and said he would relay them to the Department's engineering section.

50. The Chairman said that shortly after residents moved into Yan Tin Estate, there had been numerous reports on faulty toilet cisterns, to the extent that water pumps and toilet bowls had to be replaced. Therefore, she believed that the Department should examine the quality of fitments procured.

51. Mr CHAN Yau-hoi hoped that the Department could give a detailed point-by-point response to the issues regarding in-flat maintenance or refurbishment of vacant flats set out in the paper at a later time. He pointed out that the Department should assist residents in replacing outdated fitments according to their actual needs, rather than solely offering refurbishment works.

52. Mr WONG Tan-ching further said that the design of louvre windows made it easy for insects and rodents to enter the flats, creating hygiene concerns. Therefore, he suggested that the Department consider replacing louvre windows with other designs.

53. Mr TSUI Sai-ming of the HD took note of Members' opinions and said he would ask the Department's engineering section to have a further review.

54. Mr CHOW Kai-lim concluded that the recent statement by the Secretary for Housing emphasised the Housing Bureau's dedication to enhancing residents' well-being by improving the living environment in public housing estates. Therefore, he hoped that the Department would elevate the standards for home maintenance and refurbishment works for public housing, aiming to modernise the fitments and improve the residents' happiness.

55. Mr TSUI Sai-ming of the HD said that he had nothing further to add.

#### **IV. Water Seepage Problem in Flats under the Tenants Purchase Scheme (CIHSSC Paper No. 33/2023)**

56. The Chairman said that regarding the captioned paper, the Secretariat had received a written response from the HD, which had been distributed via email to Members for perusal prior to the meeting.

57. Mr WONG Tan-ching complained about the complex procedures for resolving water seepage problem in the flats under the Tenants Purchase Scheme (TPS), as well as the slow response from owners' corporations and estate property management agencies. He believed that the HD should bear the responsibility to closely monitor the situation, and cited Shan King Estate as an example where water seepage cases were common, compounded by mismanagement problems left by the former estate property management agency, which led to conflicts among residents. Furthermore, despite repairs conducted by the Department, varying

works quality of contractors often resulted in recurring leaks, failing to effectively resolve the problems. Regarding the issue of poor attitude of outsourced estate property management agencies, he enquired whether the HD had any mechanisms for residents to lodge complaints and receive follow-up in order to resolve the water seepage problems.

58. Mr TSUI Sai-ming of the HD replied that regarding the management of estate offices, the property management services section was responsible for regularly assessing the outsourced service performance of private property management agencies. Unsatisfactory performance would be reflected in assessment scores. Furthermore, regarding the handling of water seepage cases, the HD would conduct inspections in the affected flats to confirm the presence of leakage and, in case of severe conditions, initiate an investigation to identify the source. For tenants served by the HD, once the source was identified, repair works, such as re-laying of the waterproof layer, would be arranged. However, for owner-occupiers, as water seepage often involved common areas or other flats, the Department could only refer their cases to the owners' corporation, the Joint Office for Investigation of Water Seepage Complaints, or the Food and Environmental Hygiene Department.

59. Mr CHAN Yau-hoi acknowledged the challenges faced by the HD in resolving water seepage problems in TPS flats. He proposed that the Department set a specific timeframe for resolving water seepage issues in TPS flats, and consider the transfer of affected residents if the issues persisted beyond the designated timeline.

60. Mr TSUI Sai-ming of the HD replied that the Department would implement short-term remedial measures to address water seepage issues and endeavour to convince the residents living in the flats identified as a source of water seepage to deal with the problem over time. The Department would make arrangements based on individual circumstances in order to assist affected residents to transfer.

61. Mr WONG Tan-ching acknowledged the significant challenges faced by the HD in addressing water seepage issues in TPS flats due to limited authority. Therefore, he proposed that the Joint Office for Investigation of Water Seepage Complaints should assume full responsibility for investigating water seepage source. In addition, he mentioned that the Department's document showed that

recovered TPS flats were available for inspection by applicants. However, in reality, the buyers might be the original residents, rendering such an arrangement meaningless.

62. Mr TSUI Sai-ming of the HD explained that potential buyers were typically allowed to inspect the flats in person to gain a first-hand understanding of the living environment before making a purchasing decision. If potential buyers were already residing in the flats and water seepage issues were identified, the HD would conduct testing and repairs before proceeding with the purchase arrangement.

**V. Call for More Charging Points at Car Parks under the Housing Authority**  
**(CIHSSC Paper No. 34/2023)**

63. The Chairman said that regarding the captioned paper, the Secretariat had received a written response from the HD, which had been distributed via email to Members for perusal prior to the meeting.

64. The Chairman enquired with the HD about the names of the public housing estates where electric vehicle (EV) charging facilities were newly installed.

65. Mr TSUI Sai-ming of the HD replied that EV medium charging facilities were newly installed at Leung King Estate, Siu Shan Court, and Wu King Estate, respectively.

66. The Chairman expressed that although EV chargers had been progressively installed in existing public housing estates in Tuen Mun District, there was still a shortage of charging bays. With the increasing popularity of EVs, he urged the Department to enhance the planning of EV charging facilities and increase the ratio of chargers to EVs to meet the growing demand.

67. Mr TSUI Sai-ming of the HD said that in line with the Government's initiative to promote wider use of EVs, the Housing Authority (HA) planned to gradually increase the number of EV charging facilities. It was hoped that approximately 33% of private car parking spaces in car parks under the administration of HA would be equipped with EV charging facilities by 2025. In newly completed public housing estates such as Yan Tin Estate, Wo Tin Estate, and Ching Tin Estate, EV charging-enabling facilities were installed at all indoor

parking spaces. Monthly tenants of these parking spaces could apply to respective estate management offices and power companies for connection to the charging facilities. In addition, the Department had been progressively adding EV charging facilities to older public housing estates based on demand.

68. The Chairman urged the Department to progressively increase the ratio of the EV chargers in new public housing estates. He cited Yan Tin Estate as an example, where approximately eight charging bays were set up currently, but the ratio had to be improved in order to promote environmental protection and align with the Government's policies.

69. Mr CHAN Yau-hoi mentioned that some parking spaces under the administration of the HA had been sold to private developers, while only a limited proportion of parking spaces were equipped with EV chargers in the car parks under the administration of the HA. He hoped that EV charging facilities would be available in all parking spaces in the public housing estates to be completed within the next five years, such as Wo Tin Estate and Ching Tin Estate.

70. Mr CHOW Kai-lim urged the HD to increase the number of EV chargers in the car parks under its administration and expedite the installation of EV charging facilities to showcase their commitment to promoting wider use of EVs. In addition, he suggested that the Department strengthen the availability of EV charger locations, such as providing real-time information on parking space availability via the HD's existing mobile application. Furthermore, he declared that he was not an EV owner.

71. Mr WONG Tan-ching declared that he was not an EV owner and called on the HD to increase the number of EV charging bays. In addition, he enquired about the numbers of EV charging bays at the public housing estates to be completed soon, such as Moon Tin Estate, Yip Wong Estate, and Hin Fat Estate.

72. Mr TSUI Sai-ming of the HD replied that all indoor parking spaces in new public housing development projects had been equipped with EV charging-enabling facilities. Monthly tenants of these parking spaces could apply to respective estate management offices and power companies for connection to the charging facilities. Regarding the numbers of EV charging facilities at Moon Tin Estate, Yip Wong Estate, and Hin Fat Lane, he mentioned that EV chargers were

installed at all indoor private car parking spaces.

73. The Chairman requested the HD to provide documents at a later time to illustrate the location and quantity of parking spaces equipped with EV chargers in new public housing estates, as well as the latest progress on the new installation of EV chargers disclosed on its website.

[Post-meeting note: The HD stated that all indoor parking spaces in new public housing development projects in Tuen Mun District, such as Yan Tin Estate, Wo Tin Estate and Ching Tin Estate, had been equipped with EV charging-enabling facilities. Monthly tenants of these parking spaces could apply to respective estate management offices and power companies for connection to the charging facilities. For the HD's hourly parking spaces which were equipped with charging facilities, it was advised to refer to the page named Commercial Properties on the HD's website.]

74. Mr CHAN Yau-hoi requested the HD to provide the TMDC with the number of parking spaces equipped with EV chargers in public housing estates in Tuen Mun District, and to supply in the documents the information available for tenants on application to respective estate management offices and power companies for connection to the charging facilities.

75. Mr TSUI Sai-ming of the HD noted Members' opinions.

## **VI. Reporting Items**

### **A. Work Report on Private Building Management in the Tuen Mun District** **(CIHSSC Paper No. 35/2023)**

76. The representatives from the Tuen Mun District Office (TMDO) reported to Members on the building management promotion activities organised by the working groups under the CIHSSC during the current year.

### **B. Report by the Buildings Department** **(CIHSSC Paper No. 36/2023)**

77. The Chairman said that regarding the signboard frame projecting from Shun Shing Building over Yan Ching Street, the Secretariat wrote to the Buildings Department (BD) on 16 August 2023. He asked the representative from the BD

to provide an update on the latest situation.

78. Mr Tommy HO of the BD said that to illustrate the follow-up actions concerning the large signboard frame projecting from Shun Shing Building over Yan Ching Street, the Department gave a written response to the CIHSSC on 29 August 2023 to elucidate various considerations for the legislative amendments. As for adding supplementary provisions in the Buildings Ordinance, the Department would first refer this suggestion to different internal units for further study and then seek advice from the legal section.

79. Mr CHAN Yau-hoi said that it was unreasonable for the approval mechanism for erection of signboard to exclude the consent from owners' corporation. He believed that the current approval mechanism for erection of a signboard contained loopholes and hoped that the Department would continue to work on such issue.

80. After discussion, the Chairman requested the BD to provide ongoing updates to the CIHSSC and urged the next-term committee to continue monitoring the matter concerning the signboard frame over Yan Ching Street as necessary.

81. Mr Tommy HO of the BD said that the Department would continue to follow up on the matters relating to legislative amendments and provide updates to the CIHSSC.

82. The Chairman requested the TMDO to provide a report on their communication with the owners' corporation regarding the signboard frame projecting from Shun Shing Building over Yan Ching Street.

83. The representative from the TMDO replied that they would send a letter to the owners' corporation after the meeting, reminding them to seek independent legal advice on the interpretation of the Deed of Mutual Covenant.

84. The Chairman expressed support for the TMDO's arrangement to follow up by writing to the owners' corporation after the meeting.

[Post-meeting note: The TMDO had written to the owners' corporation to advise

them to deal with the matter relating to the signboard frame.]

**C. Report by the Housing Department**  
**(CIHSSC Paper No. 37/2023)**

85. Members noted the captioned report.

**D. 2023 Action Plan for Management Work of Public Rental Housing in**  
**Tuen Mun**  
**(CIHSSC Paper No. 38/2023)**

86. Ms CHAN Hoi-shan of the HD presented the Department's 2023 action plan to Members through PowerPoint slides (Annex 2).

87. Mr CHAN Yau-hoi enquired about the schedule and procedures for resident intake for the new public housing estates to be completed soon in Tuen Mun District.

88. Mr TSUI Sai-ming of the HD explained that typically, about three months before the completion of a new public housing estate, the Department would sign letters of intent with prospective residents, indicating their agreement to move into the allocated flats. Approximately three months after the completion, the Department would issue occupation permits to the residents, facilitating the procedures for their occupancy. He continued that Yip Wong Estate would consist of two phases. It was expected that the HD would sign the letters of intent with the residents of the first phase development by the end of 2023, and residents would be arranged to sign intake documents in June and July 2024. In addition, the intake procedures for the second phase development were anticipated to take place in May, November and December 2024.

**E. Report by the Tuen Mun District School Development Section of the**  
**Education Bureau**  
**(CIHSSC Paper No. 39/2023)**

89. Members noted the captioned report.

**F. Report by the Social Welfare Department**  
**(CIHSSC Paper No. 40/2023)**

90. Members noted the captioned report.

**G. Report on Crime Figures in the Tuen Mun District**  
**(CIHSSC Paper No. 41/2023)**

91. Members noted the captioned report.

**VII. Any Other Business**

**A. Follow-up Work in Wake of Super Typhoon Saola**

92. The Chairman welcomed Ms Cannis YAU, Labour Officer (Workplace Consultation Promotion) of the Labour Department, and Mr CHEUNG Wai-lun, Station Commander, Castle Peak Bay and Tai Lam Chung Fire Station of the Fire Services Department (FSD), who attended the meeting of the CIHSSC for the first time.

93. In light of the recent devastation caused by Super Typhoon Saola in Hong Kong, the Chairman asked the FSD about the incidents of flooding and tree collapse in Tuen Mun District, as well as the most severely affected places.

94. Mr CHEUNG Wai-lun of the FSD replied that the Department was continuously conducting inspection within the district. They were prioritising and dispatching personnel to clear fallen trees in individual areas based on urgency.

95. Mr CHAN Yau-hoi commended the efforts of various government departments for remaining on duty, maintaining emergency services, and responding to emergencies when the Hurricane Signal No. 10 was in force.

96. There being no other business, the Chairman announced that the meeting closed at 11:51 a.m. Since this meeting was the last regular meeting of the current-term CIHSSC, she thanked the representatives from various departments for their active participation in and support for the affairs of the CIHSSC throughout its current term of office.



Tuen Mun District Council Secretariat

Date: October 2023

File Ref: HAD TM DC/13/25/CIHSSC/22

# Siu Lam Integrated Rehabilitation Services Complex (SLIRSC)

## 小欖綜合康復服務大樓

## Background

**Location**  
SLIRSC situated at 12 & 20 Hong Fai Road, Siu Lam, Tuen Mun







## Background

- The site is the former Siu Lam Hospital. Siu Lam Hospital has moved to Castle Peak Hospital in April 2012.
- The development of the SLIRSC is one of the initiatives included in the Chief Executive's 2013 Policy Address for increasing the supply of subvented day training and residential care places for persons with disabilities
- The invitation for proposals was launched in May 2021 and the results were announced in October 2021.
- The construction work of SLIRSC completed in end 2021.






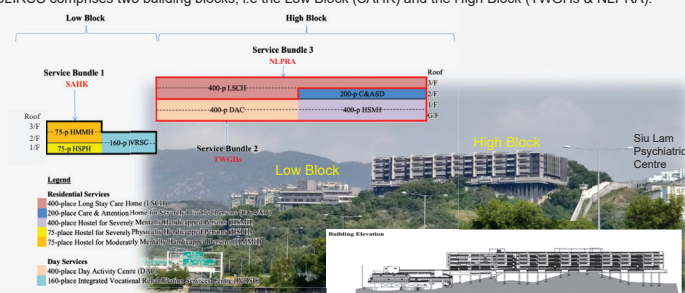




## Background

**Diagram**  
SLIRSC comprises two building blocks, i.e the Low Block (SAHK) and the High Block (TWGHs & NLPRA).



## Background













## Background

**Introduction of Service**  
There are 6 new service units in the SLIRSC, which are grouped into 3 Service Bundles with details set out below:

Service Bundle	Service Component	No. of Service Capacity
 Service Bundle One (SAHK)	Integrated Vocational Rehabilitation Services Center (IVRSC) (160 places including 10 places for Supported Employment)	310
	Hostel for Moderately Mentally Handicapped Persons (HMMH) (75 places)	
	Hostel for Severely Physically Handicapped Persons (HSPH) (75 places)	
 Service Bundle Two (TWGHs)	Day Activity Centre cum Hostel for Severely Mentally Handicapped Persons (DAC cum HSMH) (400 + 400 places)	1,000
	Care & Attention Home for Severely Disabled Persons (C&A/SD) (200 places)	
 Service Bundle Three (NLPRA)	Long Stay Care Home (LSCH) (400 places)	400
<b>Total:</b>		<b>1,710</b>

## Manpower



SLIRSC provides enormous job opportunities to the local residents with details below:

Service Bundle	Service Component	No. of staff
Service Bundle One (SAHK)	Integrated Vocational Rehabilitation Services Center (IVRSC) (160 places including 10 places for Supported Employment)	127
	Hostel for Moderately Mentally Handicapped Persons (HMMH) (75 places)	
	Hostel for Severely Physically Handicapped Persons (HSPH) (75 places)	
Service Bundle Two (TWGHs)	Day Activity Centre cum Hostel for Severely Mentally Handicapped Persons (DAC cum HSMH) (400 + 400 places)	584
	Care & Attention Home for Severely Disabled Persons (C&A/SD) (200 places)	
Service Bundle Three (NLPRA)	Long Stay Care Home (LSCH) (400 places)	206
		<b>Total: 917</b>

## Background



SLIRSC is not only the **newest**, but also the **largest** rehabilitation services complex and a **flagship** in Hong Kong.

	SAHK	TWGHs	NIPRA
Service Unit	1) IVRSC 2) HMMH 3) HSPH	1) DAC cum HSMH 2) C&A/SD	LSCH
Service Area (m <sup>2</sup> )	9,688	22,109	11,079
<b>Total Area of NGOs</b>	<b>42,876 m<sup>2</sup></b>		
<b>Common Area (Jointly Maintained under Building Management Committee)</b>			
Common Internal Area (m <sup>2</sup> )	Common External Area (m <sup>2</sup> )	Slope Area (m <sup>2</sup> )	Hong Fai Road and Stairway (m <sup>2</sup> )
6,235	17,251	27,100	3,800
Total Area of Common Area 54,386 m <sup>2</sup>			
<b>Total area of SLIRSC = 97,262 m<sup>2</sup></b>			

## Impact to Users and Carers



### 1. Shorten the Waiting List of Services

- Release the pressure and caring burden of carers



### 2. Intelligent Management and Facilities

- Provide a better quality of care to users
- Keep updated with the services trend and provide the newest and effective services to users
- Enhance users' self-management and delay the pace of aging

### 3. Digital Communication

- Shorten the physical distance between carers and users and enhance the psychological support to users



## Impact to Service sector



### Shorten the Waiting List of Residential Services for Disabled Adults

Type of Service	Average Waiting Time (years) approximately	Waiting List (as at 31.03.2023)	Capacities in SLIRSC	Admission Ratio against Waiting List
Hostel for Moderately Mentally Handicapped Persons	12	2,798	75	2.7%
Hostel for Severely Physically Handicapped Persons	6-7	329	75	23.7%
Hostel for Severely Mentally Handicapped Persons	12-13	2,417	400	16.5%
Care and Attention Home for Severely Disabled Persons	5-6	438	200	45.6%
Long Stay Care Home	10	2,450	400	16.3%

## Impact to Sector/Community



### 1. Service Model in SLIRSC

- SLIRSC adopts integrated service mode to facilitate service integration and enable the provision of one-stop service for service users thereby enhancing the continuum of care and training.
- It facilitates the Government to enhance the medium and long-term planning of rehabilitation services



### 2. Widely Application of Technologies

- With the support from HK Jockey Club Charities Trust, SLIRSC applied technologies to enrich its services and modernise facilities

### 3. Large Employment Opportunities

- It creates over 800 job opportunities to the local residents and most of the posts are frontline work.



Thank you!



**提供優質居所**

制定屋邨全年保養

屋邨	工程項目	地點
友愛邨	第一期外牆維修工程	愛信樓、愛義樓
	第二至第五期外牆維修工程	愛明樓
	第三至第六期外牆維修工程	愛禮樓
	足球場和籃球場地面維修工程	邨內
大興邨	消防改善工程	興盛樓
	大樓外牆街燈改善工程	全邨
	加建泵房及食水缸	興泰樓
安定邨	外牆維修	定祥樓
	消防安全改善工程	定福樓

**提供優質居所**

制定屋邨全年保養

屋邨	工程項目	地點
欣田邨	擴闊行人通道	欣田商場G04舖對出
蝴蝶邨	蝴蝶邨粉飾工程	近外圍公園舞台
	更換公園涼亭棚架組件	近蝶影樓
	接駁新鋪設地下供水系統	全邨
	重鋪瀝青路面	蝶景路
	翻新減速路學	蝶景路
湖景邨	重鋪石矢行人路面	近蝴蝶廣場
	大廈外牆勘察及維修	湖光樓、湖翠樓及湖暉樓部份外牆

## 提供優質居所

### 制定屋邨全年保養

屋邨	工程項目	地點
三聖邨	外牆勘察及維修	豐漁樓
	消防改善工程	進漁樓(高座), 豐漁樓
	公用地方石矢維修	全邨
	擴大大石花槽	全邨
	雨水尾井加裝氣喉	全邨
	全方位維修計劃及強制驗窗計劃	各座樓宇
富泰邨	強制驗樓計劃	全邨
	吊船工程維修外牆石屎剝落	愛泰樓
龍逸邨	1/F 至地下更換污水筒工程	健龍樓

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## 提供優質居所

### 制定屋邨全年保養

屋邨	工程項目	地點
寶田邨	「全方位維修計劃」	各座樓宇
	翻新減速路學	近第1座、第3座、第6座、第7座及第8座
	新建棄置家居雜物站	近寶田邨第4座至第5座
	維修花槽瓷磚	近寶田邨第1座
	「全方位維修計劃」	各座樓宇
	翻新減速路學	近第1座、第3座、第6座、第7座及第8座
和田邨	-	-
菁田邨	-	-

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## 提供優質居所

### 改善屋邨環保水平



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## 提供優質居所

### 推廣屋邨防火安全工作



### 加強屋邨清潔及小販管理



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## 提供優質居所

### 加強監察服務承辦商的表現



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## 提供優質居所

### 加強扣分制項目

由5分加至7分



- 「亂拋垃圾」
- 「胡亂棄置垃圾」
- 「任由攜帶之動物及禽畜隨處排泄糞便，弄污公眾地方」
- 「棄置雜物阻塞走廊或樓梯通道，妨礙清潔工作」
- 「造成噪音滋擾」

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## 提供優質居所

### 加強扣分制項目

由7分加至15分



- 「在垃圾收集站、樓宇範圍內或其他公眾地方胡亂傾倒或棄置裝修廢料」
- 「損壞雨水／污水管，引致滲水往下層單位」
- 「損毀或盜竊房屋委員會財物」
- 「把出租單位作非法用途」

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## 提供優質居所

### 擴大扣分制項目



- 「拒絕維修應由租戶負責保養的喉管或衛生設備」修訂為「沒有維修應由租戶負責保養的喉管或衛生設備，或沒有按房委會的要求糾正未經批准的改動工程」。
- 「非法擺賣熟食」修訂為「非法販賣商品或服務；未經房委會批准而提供、推廣、招攬或宣傳具有商業性質的商品或服務」。

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## 關顧租戶的需要

- 繼續推行租金援助計劃
- 再度延長申請暫緩發出遷出通知書
- 政府差餉寬免轉予租戶
- 租金寬減 - 商戶50%



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## 關顧租戶的需要

- 繼續推行天倫樂加戶、天倫樂合戶和天倫樂調遷計劃
- 擠迫戶和改善空間調遷計劃



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## 合理運用公共資源

### 優化富戶政策



2023年10月1日開始，公屋租戶須每兩年申報戶主及所有成員，有否擁有香港住宅物業，並須表明同意在購入香港住宅物業後（簽訂任何協議（包括臨時協議）一個月內）向房委會申報。

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## 合理運用公共資源

### 優化加戶政策



若年長租戶的戶籍內已有成年子女（不論其婚姻狀況為何），便不得申請加入其他成年子女。若戶籍內沒有成年子女，年長租戶則仍然可申請加入最多一名成年子女（及其家庭成員，如適用）

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# 嚴厲打擊濫用公屋資源

濫用公屋不當行為



分租或轉租單位  
(不論有沒有租金收入)

查詢電話：2712 2712  
網址：www.housing.gov.hk



謝謝