

**Minutes of the 21st Meeting of
the Tuen Mun District Council**

Date: 20 March 2023 (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>
Mr CHAN Yau-hoi, BBS, MH, JP (Chairman)	9:30 a.m.	End of meeting
Mr WONG Tan-ching (Vice- chairman)	9:30 a.m.	End of meeting
Ms KONG Fung-yi	9:30 a.m.	End of meeting
Mr LAM Chung-hoi	9:30 a.m.	End of meeting
The Hon LAU Ip-keung, Kenneth, BBS, MH, JP	9:30 a.m.	12:07 p.m.
Ms SO Ka-man	9:30 a.m.	End of meeting
Mr YAN Siu-nam	9:30 a.m.	End of meeting
Mr CHOW Kai-lim	9:30 a.m.	End of meeting
Mr LEUNG Ho-man	9:30 a.m.	12:52 p.m.
Mr WONG Hung-ming	9:30 a.m.	End of meeting
Ms LAI Ka-man	9:30 a.m.	End of meeting
Mr LAU Chun-fai, Lawrence (Secretary)	Senior Executive Manager (District Council), Tuen Mun District Office, Home Affairs Department	

In Invitation :

Ms YU Po-mei	Director of Buildings
Mr LIU Wai-hung	Senior Building Surveyor/E5, Building Department
Mr LAI Chi-wah	Director of Lands
Mrs MAK LEUNG Suet-mui	Senior Estate Surveyor/Training, Lands Department
Mr WU Kwok-yuen	Head of the Sustainable Lantau Office, Civil Engineering and Development Department
Mr IP Wai-man	Deputy Head of the Sustainable Lantau Office (Works), Civil Engineering and Development Department
Ms CHENG Nga-see	Chief Engineer/Lantau 4, Civil Engineering and Development Department
Ms KUN Ka-yin	Assistant Director of Planning/Territorial, Planning Department
Mr NG Kim-wai	Chief Town Planner/Studies and Research 2, Planning Department
Mr LAU Wai-tong	Project Director, Ove Arup & Partners Hong Kong Ltd
Dr LEUNG Kam-shing	Team Leader (Town Planning), Ove Arup & Partners Hong Kong Ltd
Mr Perry POON	Team Leader (Transport Modelling), Ove Arup & Partners Hong Kong Ltd

Ms SIN Tsz-ching	District Intelligence Section (Tuen Mun), Hong Kong Police Force
Ms CHAU King-mui	Chief Health Inspector (Tuen Mun)1, Food and Environmental Hygiene Department
Ms YEUNG Po-ching	Senior Health Inspector (Environmental Hygiene) Tuen Mun 3, Food and Environmental Hygiene Department
Mr LEE Yi-yun	Controller (Social Service), Yan Oi Tong
Mr Kim CHEUNG	Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space)

In Attendance :

Ms FUNG Ngar-wai, Aubrey	District Officer (Tuen Mun), Home Affairs Department
Ms LEUNG Chue-kay, Koronis	Assistant District Officer (Tuen Mun)1, Home Affairs Department
Miss JONG Tak-in, Angela	Assistant District Officer (Tuen Mun)2, Home Affairs Department
Mr LAU Yu-hang	Senior Liaison Officer (1), Tuen Mun District Office, Home Affairs Department
Miss YU Mei-yu, Melinder	Senior Liaison Officer (2), Tuen Mun District Office, Home Affairs Department
Ms CHAN Yin-ling	Senior Liaison Officer (3), Tuen Mun District Office, Home Affairs Department
Mr CHUNG Lok-chin	Chief Engineer/West 3, Civil Engineering and Development Department
Ms HON Hin-yan	Chief School Development Officer (Tuen Mun), Education Bureau
Ms HO Yuen-ming	District Social Welfare Officer (Tuen Mun), Social Welfare Department
Ms LEUNG Shu-yan	District Environment Hygiene Superintendent (Tuen Mun), Food and Environmental Hygiene Department
Mr WONG Chun-hung, Samuel	Chief Manager, Management (Tuen Mun & Yuen Long), Housing Department
Mr MAK On-ki	District Leisure Manager (Tuen Mun), Leisure and Cultural Services Department
Mr NG Kwok-cheung	District Commander (Tuen Mun), Hong Kong Police Force
Mr Joey WU	Chief Inspector of Police (Tuen Mun), Hong Kong Police Force
Ms Joyce NG	District Land Officer (Tuen Mun), Lands Department
Mr WONG Yat-keung, Clement	Administrative Assistant, Lands (District Lands Office, Tuen Mun), Lands Department
Mr AU Hei-fan	District Planning Officer, Tuen Mun & Yuen Long West, Planning Department
Mr YEUNG Chun-wing	Chief Transport Officer, New Territories North West, Transport Department
Ms CHAN Mei-ting, Emily (Assistant Secretary)	Executive Officer I (District Council)1, Tuen Mun District Office, Home Affairs Department

I. Opening Remarks

The Chairman welcomed all Members present to the 21st meeting of the TMDC. He also extended welcome to government department representatives in attendance at the meeting, in particular Mr Samuel WONG, Chief Manager, Management (Tuen Mun & Yuen Long), Housing Department (HD), who attended the meeting of the current-term TMDC for the first time, and took this opportunity to thank Mr WONG Pui-chun, the former Chief Manager, Management (Tuen Mun & Yuen Long), for his contribution to Tuen Mun District in the past.

2. The Chairman further reminded Members that as the audio recording of the meeting would be uploaded to the TMDC website, Members who wished to speak should raise their hands first and speak only after he signalled them to do so. The meeting would be conducted according to the order of business on the agenda. It was estimated that the meeting could finish at around 1:00 p.m. if everything went well. For the sake of time management, he asked all Members present to keep their speeches concise and avoid repetition.

3. The Chairman also 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. He would, in accordance with Order 38(11) of the Tuen Mun District Council Standing Orders (Standing Orders), decide whether the Members who had declared interests might speak or vote on the matters, might remain at the meeting as observers, or should withdraw from the meeting. All cases of declaration of interests would be recorded in the minutes of the meeting.

4. The Chairman continued that in respect of the replacement of audio system in the TMDC conference room, the Tuen Mun District Office (TMDO) had received a response from the Electrical and Mechanical Services Department, stating that the works were anticipated to be completed by mid-March, subject to the shipment schedule, and testing was scheduled to be completed by mid-April. The staff of the TMDO and TMDC Secretariat would receive training following the completion of the testing. He added that the new system would be operated on a trial basis during committees meetings, and was expected to be fully functional for the next meeting of the TMDC.

II. Absence from Meeting

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

III. Meeting between Director of Buildings and Tuen Mun District Councillors

6. The Chairman welcomed Ms YU Po-mei, Director of Buildings, to the meeting to present the work of the Building Department (BD) to Members and hear their opinions on issues of concern to the district. He also introduced Mr LIU Wai-hung, Senior Building Surveyor/E5 of the BD, who accompanied Ms YU Po-mei to the meeting.

7. Ms YU Po-mei, Director of Buildings, presented the work of the BD with the aid of PowerPoint slides (see Annex 1).

8. Ms KONG Fung-yi expressed her concern about the issue of water seepage in the district. She mentioned that with the gradual dilapidation of buildings in the district, there had been a worsening problem of water seepage, and many residents had approached her seeking help to resolve disputes arising from this issue. She expressed her disappointment that the BD did not provide any substantive response, despite the TMDC having discussed the problem of water seepage in numerous meetings. She also complained about the low efficiency of the Joint Offices for Investigation of Water Seepage Complaints (Joint Offices), which had been established for years. She cited examples where it took several months to complete preliminary investigations in certain cases, enforcement efforts were excessively lax, and completion rate of investigation was persistently low. The public was dissatisfied with such performance. However, the BD only repeated that it did not have sufficient manpower and there were no regulations under prevailing laws. Therefore, she asked whether the BD had any measures to resolve these issues.

9. Mr LAM Chung-hoi pointed out that building problems were large topics of discussion, including water seepage and subdivided flats. He wanted the BD to clarify if the design of subdivided flats violated the original building plan sanctioned by the BD. He also drew attention to the frequent erection of illegal structures by traders in the district, such as large or small signboards, some of which even connected to the shop floor. In the past, owners of these signboard had claim to have received a certificate from an authorised person, making it impracticable for the BD to take enforcement actions against these illegal structures. He then specifically complained about a large signboard hanging over the taxi stand on Yan Ching Street, Tuen Mun, which had been abandoned for some time and posed a danger to the structure of the building and pedestrians. However, even though he had officially made a complaint, the BD responded that it lacked the authority to deal with the situation. Furthermore, he pointed out that

it was not uncommon to see minor unauthorised building works connecting large signboards and the shop floor, which were erected by traders, while the BD and other departments likewise claimed that they were unable to take action on these works. Therefore, he urged that the BD come up with an effective solution to these issues. Finally, he hoped the BD could do more than just distribute leaflets in promoting the proper display of building numbers.

10. Ms YU Po-mei, Director of Buildings, gave a consolidated response to Members' enquires and opinions as follows:

- (i) Regarding water seepage issue, in general, the daily management and maintenance of buildings should be the responsibility of property owners. If water seepage occurred in private properties, owners should first find out the cause of the seepage themselves, and management offices could help coordination between concerned owners. If reports regarding water seepage were received, the Department would intervene and handle the cases in accordance with relevant ordinances;
- (ii) The source of water seepage must be identified for criminal law enforcement. Although the Joint Office (JO) under the Food and Environmental Hygiene Department (FEHD) and the BD had attempted to identify sources of water seepage using new testing techniques, the difficulty of investigation was subject to on-site environments and humidity in affected units. The Department was exploring more efficient ways to solve water seepage issue more efficiently, such as encouraging owners to strengthen building maintenance and repairs. The BD was also collaborating with the Property Management Services Authority to explore ways to strengthen the role of property management companies in addressing water seepage issue. In addition, as the regulatory ordinance for the property management industry became more complete, management personnel would have greater authority to deal with water seepage matters in the future;
- (iii) The JO had been endeavouring to improve the efficiency of handling water seepage reports by implementing various measures. These included enhancing communication with affected households and imposing stricter regulations on consultants;
- (iv) The FEHD had established Water Seepage Resource Centre in Sham Shui Po to provide assistance and services to households which were

experiencing water seepage issue;

- (v) The BD would keep seeking assistance from tech companies (including start-ups) to develop new technologies that could help identify the source of water seepage;
- (vi) Subdivided flats might not necessarily violate the Buildings Ordinance. According to the prevailing Buildings Ordinance, alteration works within a unit that did not involve building structures (except for minor works) were exempted building works. If a unit was subdivided into three or more rooms with separate toilets, the works were considered minor works under the Minor Works Control System. In addition, the installation of drainage works for a new toilet was also considered minor works. According to the Minor Works Control System, property owners were required to notify the Department before and after carrying out any minor works. Failure to report such works would result in unauthorised building works (UBW), and the Department might take actions in accordance with the law, including issuing demolition orders;
- (vii) The Department conducted annual law enforcement operations targeting buildings with illegal subdivided units. These large-scale operations focused on units that posed a fire safety hazard or had blocked escape routes;
- (viii) Regarding drain pipes, the Department had recently conducted a special measure to inspect the external drainage systems of all residential and commercial/residential buildings that were over three stories high in Hong Kong, and had issued more than 18 000 statutory orders. Currently, the Department was focusing on promoting relevant information and educating the public on the necessary follow-up actions after receiving orders from the Department. Through the Building Drainage System Repair Subsidy Scheme, the Department hoped to encourage the public to improve drainage systems in residential buildings;
- (ix) In response to the case raised by Mr LAM Chung-hoi regarding the large signboard, the Department had confirmed, based on relevant records, that the signboard in question was legal, and no obvious danger associated with the signboard was found. However, should the signboard be abandoned or the situation change, appropriate follow-up actions would be taken;

- (x) In response to the issue of UBWs erected by traders, such as gantry-like structures connecting the shop floor and a signboard, the Department would take appropriate actions during large-scale operations to address these issues; and
- (xi) The BD was not responsible for managing the proper display of building numbers. Mr LAM Chung-hoi was advised to enquire with the relevant departments regarding this matter.

11. Mr LEUNG Ho-man noted that the Building Safety Loan Scheme had been implemented for many years. According to online information, it was stipulated that the income and asset limit for an applicant should not exceed the limit set for low income category applicants. However, he pointed out that some applicants might need to apply for the above scheme despite having assets that exceeded the specified limit. He suggested that the Department consider relaxing the threshold. He further stated that currently, the scheme could not be applied for in the name of an owners' corporation (OC), and must be applied for in the name of an individual owner. He asked if the Department could adjust relevant arrangements. In addition, he stated that households experiencing water seepage issues had been asking his help. He acknowledged the difficulties faced by the Joint Offices in dealing with water seepage cases but hoped that the Department could improve the efficiency of responding to enquiries from affected households and reduce dissatisfaction among them. He suggested that the Department explain the corresponding technologies used at different stages of the investigation to the households concerned so that they could feel more at ease. He also noted that given the above, affected households believed that the Joint Offices handled water seepage cases with low efficiency, and he urged that the Department improve its image through different channels.

12. Mr YAN Siu-nam agreed with Mr LEUNG Ho-man and emphasised the importance of communication between the Department and affected households during the investigations of water seepage cases. He noted that, however, the current communication work, especially between consultants and affected households, was still insufficient. While the Department typically commissioned a consultant to conduct a series of tests in the third stage of investigation in a water seepage case, affected households usually found it challenging to enquire about the progress of the investigation with the consultant, and the Department would also take a while to respond to relevant enquiries, indicating inadequacies in communication between the Department and affected households. In addition, according to his understanding and observation, Mr YAN Siu-nam noted that drain

and external wall seepage cases were directly handled by the Department using simpler equipment such as cameras and mirrors for the investigation. However, an infrared light device was introduced when investigating ceiling seepage. Therefore, he wanted the Department to explain the reason for the clear difference in technology used for investigating ceiling seepage and external wall seepage, and whether the Department planned to apply recently introduced new technologies, such as artificial intelligence, for water seepage investigation in other areas.

13. Ms YU Po-mei, Director of Buildings, gave a consolidated response to Members' enquires and opinions as follows:

- (i) In response to Members' concerns regarding water seepage issue, the Department acknowledged their opinions and would develop a thorough solution to strengthen communication with affected households;
- (ii) In recent years, the JO had made continuous efforts to improve its work process and operation, including requiring consultants to regularly report to residents living in units affected by water seepage on the progress of investigation, and referring cases involving water supply pipe seepage to the Water Supplies Department (WSD) as soon as possible. The JO would continue to review and improve existing procedures;
- (iii) The JO would continue to monitor consultants, including regularly evaluating their performance, conducting spot checks on their water seepage investigation work on site, and requiring them to make improvements when deficiencies were found. In addition, the JO would conduct questionnaires on the services and performance of consultants to a complainants of an individual case/residents of relevant units. The results had shown that the relevant services and performance had received good reviews. The JO would continue to communicate with the public through different channels to identify any deficiencies and improve services accordingly;
- (iv) If the JO found that a water seepage case involved inadequate drains after investigation, the case would be referred to the BD for follow-up. The Department would issue orders requiring the owners of the relevant units to rectify the issue, and water seepage investigation was no longer required generally;

- (v) External walls were typically common areas of buildings, and if damage occurred that led to water seepage, the owners of the building must collectively take responsibility. In such cases, the Department would issue advisory letters to the OCs to which the relevant owners belonged, requiring them to carry out repairs. As the JO had already completed the relevant water seepage investigation and testing before this stage, such as identifying the source of water seepage near the external wall, observing an increase in humidity due to rain, and/or recognising obvious damage to the external wall, further testing was generally not required. Instead, the relevant parties would be directly required to carry out repairs for such external wall water seepage cases. Based on past experience, management companies were usually able to rectify the issues as soon as possible after receiving notification from the Department;
- (vi) The Department was committed to reducing the investigation time for each case and was currently collaborating with the FEHD for such arrangements, which would be promptly announced by the JO following finalisation; and
- (vii) Apart from the Building Safety Loan Scheme provided by the BD, the Urban Renewal Authority had an online platform for building rehabilitation that provided information on various financing schemes and technical support for home maintenance and repairs from the Government and institutions, and offered building maintenance grant for needy owners. The Building Safety Loan Scheme had a loan ceiling of \$1 million per unit and a maximum repayment period of 36 months. Details of income and asset limit for an applicant under the scheme would be provided after the meeting, and feedback for improvement was welcome.

[Supplementary information provided by the BD after the meeting: applicants for interest-bearing loans under the Building Safety Loan Scheme were not required to go any means-test (including income and assets). However, interest-free loans were available to applicants who faced financial difficulties and fell within certain categories: (i) recipients of the Comprehensive Social Security Assistance; (ii) recipients of the Old Age Living Allowance; or (iii) applicants whose total household income and assets fell below specified limits (note: these limits were subject to periodic review and adjustment). The purpose of the loan scheme was to provide financial support and maintenance and repairs loan to individual owners of private properties. Generally, an OC coordinated maintenance of common areas of a building, and the cost would be ultimately shared by owners. Since not all owners required financial support, it was appropriate to have an individual-

based loan scheme. Furthermore, loans under the scheme could be released flexibly, with the concerned owners authorising the BD to directly release loans to their OCs based on the actual financing needs for building maintenance works.]

14. The Vice Chairman relayed that an owner had carried out maintenance works upon receiving notice from the Department, but the water seepage issue returned soon after. He hoped that the Department would raise the maintenance standards.

15. Ms KONG Fung-yi expressed the hope that the Government could assist the public in resolving water seepage issue, particularly for property owners facing financial difficulties. She shared that she did not have high expectation for property management companies, and hoped that the Government could offer more viable solutions to the public.

16. Ms YU Po-mei, Director of Buildings, gave a consolidated response to Members' enquires and opinions as follows:

- (i) The Department acknowledged that in some cases, water seepage issue persisted even after maintenance works. According to prevailing standards for enforcement actions, if the owner of the premises causing the seepage problem could prove that relevant maintenance works were completed and the humidity level of the affected unit dropped below 35%, the JO would consider that the requirements under the nuisance notice had been complied with. However, in the event of a recurrence of water seepage issue, the JO would have to commence a fresh investigation. Under certain circumstances, the JO could fast-track the investigation process by skipping to the third stage. Once the source of water seepage was identified, the JO would issue a further nuisance notice requiring the owner to carry out maintenance works;
- (ii) The Department understood Members' concerns about water seepage issue. However, resolving the issue required the cooperation of relevant property owners, and property management companies could also provide assistance, including conducting investigations. Many consulting companies in the market offered water seepage investigation services, including identifying the source of water seepage and assisting in issuing demand letters. Results of these investigations and professional opinions could also be used as evidence in a civil litigation. The JO's law enforcement work fell under criminal law enforcement, the standards of which required higher levels of

scrutiny, and it was necessary to determine the source of water seepage through various tests to obtain evidence satisfactory to the court; and

- (iii) The JO would continue to develop more efficient mechanisms for investigations, including formulating more comprehensive rules for applying new technologies. The Department would also enhance staff training to improve communication between the JO and affected households.

17. Again, the Chairman expressed gratitude to Ms YU Po-mei, Director of Buildings, and requested that she consider the opinions expressed by Members.

IV. Meeting between Director of Lands and Tuen Mun District Councillors

18. The Chairman welcomed Mr LAI Chi-wah, Director of Lands, to the meeting to present the work of the Lands Department (LandsD) to Members and hear their opinions on issues of concern to the district. He also introduced Ms Joyce NG, District Land Officer (Tuen Mun), Mr Clement WONG, Administrative Assistant, and Mrs MAK LEUNG Suet-mui, Senior Estate Surveyor/Training, of the LandsD, who accompanied Mr LAI Chi-wah to the meeting.

19. Mr LAI Chi-wah, Director of Lands, presented the work of the LandsD with the aid of PowerPoint slides (see [Annex 2](#)), mainly involving lands disposal, lease modification and short-term tendency; land and lease enforcement; survey and mapping; approval of deeds of mutual covenant of development projects and granting consent for the sale of uncompleted units. He then highlighted the major work carried out by the District Lands Office (Tuen Mun) (DLO) in Tuen Mun District in recent years.

20. Ms KONG Fung-yi expressed concern for the deteriorating situation of unauthorised occupation of government land, and criticised the LandsD for its slow response and lack of enforcement actions, which could be usually seen only after media reports. She opined that the LandsD should identify such violation more expeditiously by virtue of currently advanced technologies, such as aerial photography. Given that, she questioned whether the Department lacked manpower or if there was a legal loophole. She mentioned that the number of cases of unauthorised occupation of government land had exceeded 10 000 in 2014, and enquired about the number of pending cases and whether the Department had any ground-breaking initiatives in the short term.

21. Mr LAM Chung-hoi commended the LandsD for 3D Visualisation Map and recognised the Department's improvement. He also praised the staff of the DLO, particularly Mr Clement WONG, for being helpful to Members in resolving district issues. He then expressed concern for abandoned vehicles in Tuen Mun District, especially in the countryside, and highlighted that some cases had been ongoing for months. Furthermore, he shared his views on squatter control, pointing out that in some cases, there was no urgent need for the Government to develop the land while residents had lost their homes just because they were not familiar with the maintenance process or replacement of materials, or might have forgotten to make an application due to negligence. He hoped that the LandsD would handle such cases flexibly.

22. Mr LAI Chi-wah, Director of Lands, gave a consolidated response to Members' enquires and opinions as follows:

- (i) There were over 10 000 complaints about unauthorised occupation of government land every year. The LandsD attached great importance to the situation. However, given the significant number of cases, the Department usually prioritised those involving safety concern or a large site area;
- (ii) Starting from April 2023, the Department would adjust the establishment and operation model of District Lands Offices for land enforcement. If staff of the DLO discovered illegal squatter huts, unauthorised occupation of government land, or unauthorised buildings on private land during their patrols, the newly formed Land Enforcement Team would be responsible for follow-up and enforcement actions, eliminating the need for internal referrals and improving efficiency;
- (iii) The LandsD had been making good use of technology, including the extensive use of drones to assist in law enforcement. The Department had also independently developed an internal handbook for law enforcement. When land officers performed land enforcement work, they could store relevant land data and check past complaints about the land through the electronic handbook. The handbook also had other functions, such as photography, infrared measurement, and recording, to help improve law enforcement efficiency;
- (iv) 3D Visualisation Map was not only for the use of professionals, but different programme developers or social welfare organisations could also utilise the 3D map to further provide diversified services to the public. For example,

a visually impaired person could rely on the 3D map to plan an accessible walking route;

- (v) Regarding abandoned vehicles, under existing practice, the TMDO would be responsible for coordination work, and then the DLO and Transport Department (TD) would conduct joint operations. However, persistently using public funds to deal with abandoned vehicles was only a band-aid solution. The Government was considering adopting other measures to enhance deterrence, such as collecting evidence from confiscated abandoned vehicles to prosecute vehicle owners. The TD was also actively considering adding new provisions to the legislation to require vehicle owners to properly dispose of their vehicles in the future; and
- (vi) Squatter huts were illegally constructed structures that the Government only temporarily allowed to exist. The relevant structures must have been registered with the Government in or before 1982. Their sizes and materials must remain unchanged and could not be expanded without authorisation. If the existing status of a structure was found to be different from the record, the Department would carry out enforcement work and required restoration. Otherwise, registration for the squatter hut would be cancelled and the structure would be demolished. In 2021, the Department implemented simplified measures for the repair/rebuilding of squatter huts. For repair/rebuilding works that did not involve extension and used designated temporary materials, the applicant was only required to submit a duly completed notification, together with required documents, to the Department. The works could then commence in accordance with the requirements and conditions specified in the notification without the need for further approval.

23. Ms. SO Ka-man expressed appreciation for the LandsD's 3D Visualisation Map and commended Ms Joyce NG, District Lands Officer (Tuen Mun), for her efficient handling of issues. Additionally, she pointed out that many government lands in Tuen Mun District lacked management, resulting in overgrown trees and weeds, blocking street lights along roadsides. For example, this situation appeared behind the basketball court in Wo Tin Estate. She hoped that the Department could carry out regular cleaning instead of only taking actions after receiving complaints. Secondly, she pointed out that during rainy and typhoon seasons, many branches were blown and hanged on trees, causing danger to the public. However, the Department might lack manpower and often cleaned up for a period of time only after receiving complaints. In this regard, she hoped that

the headquarters of the LandsD could increase manpower to strengthen support during rainy and typhoon seasons to clear fallen trees and broken branches as soon as possible.

24. Mr LEUNG Ho-man expressed his appreciation for the DLO's effective handling of and clear answers to questions. Regarding the land resumption at Lam Tei, he mentioned that several concerns had been raised by local residents, and he hoped that the Director of Lands could respond, including the timetable for the land resumption, the amount of compensation, and the possibility of refusing the offer. He described that residents were worried, and he urged that the Director of Lands provide more detailed information.

25. Mr LAI Chi-wah, Director of Lands, gave a consolidated response to Members' enquires and opinions as follows:

- (i) If the Department proactively inspected all government lands regularly, the scope of work involved would be substantial. Given the existing resources, the Department would continue to address land management issues primarily through complaint management and respond as promptly as possible;
- (ii) With respect to tree management, the Department handled a significant number of lands and trees, but remained dedicated to enhancing tree management and sought Members' understanding. The Department planned to allocate additional resources in the upcoming year to engage contractors to inspect rural areas with high pedestrian flow and vehicular traffic, and to address the issue of overgrown trees and weeds; and
- (iii) With regards to the land resumption for development, the Director of Lands recognised that it could have significant impacts on residents' lives, and empathised with their concerns. The Development Bureau (DEVB) and the LandsD had agreed that if a development project necessitated land resumption, residents would be notified at the earliest opportunity to facilitate preparation. Regarding compensation and rehousing, the DEVB had introduced several measures in recent years to increase compensation and support for clearers and minimise the impact on residents and business operators. The DEVB had collaborated with the Hong Kong Housing Society to build dedicated rehousing estates in Fanling, Hung Shui Kiu, and Kwu Tung North, primarily to offer an alternative option for affected residents who did not meet the eligibility criteria for flats provided by the

Hong Kong Housing Authority. Those residents were free to choose between renting or purchasing subsidised sale flats. In addition, the Department had relaxed the policy for increasing special allowances for affected business operators. Moreover, as more brownfield sites faced demolition, the District Lands Offices were identifying suitable vacant government lands to prioritise eligible operators through limited tender.

26. The Chairman thanked Mr LAI Chi-wah, Director of Lands, for answering Members' questions and enquiries, and requested that the LandsD consider the opinions expressed by Members.

27. Mr LAI Chi-wah, Director of Lands, expressed his gratitude to the TMDC for providing him with the opportunity to present the Department's work and emphasised that any questions or complaints from Members could be directed to the DLO.

V. Confirmation of the Minutes of the 20th Meeting held on 9 January 2023

28. The Chairman said that on 10 March 2023, the Secretariat sent the draft of the minutes of the 20th meeting held on 9 January 2023 to all attendees for perusal, and had received no proposals for amendments subsequently. As Members proposed no amendments to the minutes, the Chairman announced that the minutes of the said meeting were confirmed.

IV. New Discussion Items

(A) Kau Yi Chau Artificial Islands
(TMDC Paper No. 4/2023)

29. The Chairman welcomed Mr WU Kwok-yuen, Head of the Sustainable Lantau Office, Mr IP Wai-man, Deputy Head of the Sustainable Lantau Office (Works), and Ms CHENG Nga-see, Chief Engineer/Lantau 4, of the Civil Engineering and Development Department (CEDD); Ms KUN Ka-yin, Assistant Director of Planning/Territorial, and Mr NG Kim-wai, Chief Town Planner/Studies and Research 2, of the Planning Department (PlanD); Mr LAU Wai-tong, Project Director, Dr LEUNG Kam-shing, Team Leader (Town Planning), and Mr Perry POON, Team Leader (Transport Modelling), of Ove Arup & Partners Hong Kong Ltd (Consultant), to the meeting.

30. Mr WU Kwok-yuen and Ms CHENG Nga-see of the CEDD and Mr NG Kim-wai of the PlanD made an interim report to the TMDC regarding Kau Yi Chau

Artificial Islands (KYCAI) with the aid of PowerPoint slides (see [Annex 3](#)).

31. The Vice Chairman noted that the total expenditure for the KYCAI project had now reached \$500 billion, claiming it “a Jenga of white elephants”. Based on a research report from Liber Research Community, as well as public opinions and his own observations, he raised several concerns and requested the research team to respond:

- (i) With regards to planning and positioning of the project, the current-term Government had planned to implement the development of the Northern Metropolis while also developing the KYCAI into the third core business district in Hong Kong. However, there were unsuccessful tenders of several commercial lands recently, and some sites were even sold at ridiculously low prices. The Vice Chairman believed that the market demand for commercial lands was not as strong as the Government anticipated. He suggested that the two projects overlapped in planning and might lead to competition for enterprises;
- (ii) With respect to traffic issue, there was currently no clear timeline for railway connection between the artificial islands, Hong Kong Island, Tuen Mun East, and Hung Shui Kiu. The absence of a railway connection during the preliminary stage of a new development area would definitely be a cause for concern;
- (iii) Regarding environmental impact, the Vice Chairman understood that the design of the KYCAI was altered from two islands to three islands to accommodate water flow and preserve natural ecology. However, such a massive reclamation project posed the most significant threat to the original ecology; and
- (iv) With regards to financial issue, the Vice Chairman acknowledged that the Government aimed to generate economic benefits through the artificial islands project. However, taking artificial island projects in many other countries as examples, it was not uncommon for these projects to experience various challenges, including overspending, or difficulty in securing financing. He described the use of more than half of the Government's fiscal reserves to construct the artificial islands as a "huge gamble".

32. Mr LAM Chung-hoi expressed deep concern for future transport network on the KYCAI, particularly with respect to Route 11 and the railway connecting

the islands. Observing from the presentation by the CEED that the planning included a railway line connecting the KYCAI and Tuen Mun East, he enquired about the concrete locations of the stations. Mr LAM Chung-hoi questioned whether it would benefit Tuen Mun District residents if the railway bypassed Tuen Mun Town Centre.

33. Mr Kenneth LAU remarked that the next five years would be crucial for Hong Kong to break new ground and achieve another leap forward. He expressed his excitement about new development in Hong Kong as many infrastructure projects had recently come on line. Nonetheless, given the current balance of fiscal reserves and economic conditions, he believed that the Government should prioritise financial prudence and keep expenditure within the limits of revenue. Besides, he highlighted that external transportation and employment were the most pressing issues for Tuen Mun residents. While the proposed railway bypassed Tuen Mun Town Centre, it would not facilitate commuting for Tuen Mun residents. Instead, he advised that the Government reconsider Tuen Mun-Tsuen Wan Link proposal to promote convenient transportation. Furthermore, he suggested that the research team consult New Territories residents, including indigenous inhabitants, during the planning stage.

34. The Chairman emphasised that infrastructure should be of the utmost importance in any development projects to enhance convenience for newly relocated residents. In addition, he hoped that the research team would explore ways to fully utilise Tuen Mun East Station to facilitate commuting for Tuen Mun residents.

35. Mr WU Kwok-yuen of the CEDD stated that under the preliminary planning, Tuen Mun East Station would be located at Siu Lam, and the actual location was subject to finalisation. He added that in addition to Tuen Mun East Station, in the future, Hung Shui Kiu Station would be another strategic railway interchange station for Tuen Mun residents to travel to the artificial islands and Hong Kong Island West. Furthermore, the authorities had decided to consider the plan for Western Coastal Rail connecting Tuen Mun West that had been suggested in the preliminary stage when carrying out the planning and engineering study for the Lung Kwu Tan reclamation and the re-planning of the Tuen Mun West Area, which would be started in the second half of this year. Area in Tuen Mun East Station would be reserved for interchanging with other rail lines. Regarding the railway implementation timeline, the research team intended to adopt an infrastructure-led planning approach to open strategic roads in 2033 when the first batch of residents moved into the artificial islands. The railway was expected to

open a few years after the first batch of residents had moved in. With regard to cost-effectiveness, the research team estimated that the sales revenue of residential and commercial lands on the artificial islands would exceed the construction cost. Infrastructure investment could also drive economic growth. The research team projected that after the complete development of the KYCAI, related economic activities could bring about an increase in growth of approximately \$200 billion per year, accounting for roughly 7% of GDP. Taking into consideration of public housing and transportation infrastructure, the artificial islands project derived social and economic benefits in all respects. The research team would establish appropriate financial arrangements in due course.

36. Ms KUN Ka-yin of the PlanD stated that the KYCAI and Northern Metropolis were the major projects proposed in Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+), a study aiming at addressing Hong Kong's mid- and long-term development needs and securing the major source of land supply in the future. She noted that while Hong Kong's economic conditions might be influenced by epidemic and political factors, national strategies, such as the 14th Five-Year Plan, the construction of the Greater Bay Area and the "Belt and Road" Initiative, had injected continuous impetus to the growth of Hong Kong, and clearly positioned it as a centre in eight key areas, including an international trade centre and an international financial centre. Ms KUN Ka-yin further explained that such long-term policies should not be inferenced by short-term factors. Northern Metropolis, adjacent to Shenzhen, enjoyed a cross-boundary geographical advantage for the development of an international innovation and technology centre. The KYCAI, located at the Harbour Metropolis, would be developed into the third core business district in Hong Kong, strengthening Hong Kong's positions as an international financial centre and an international trade centre. In the vicinity of urban areas, the KYCAI could be used for rehousing, and would be instrumental in speeding up redevelopment of old urban districts.

37. Mr IP Wai-man of the CEDD explained that water flow and water quality were critical considerations when determining the extent of reclamation. Taking one of the islands as a base, the research team conducted hydrodynamic analysis. The artificial islands would be separated from nearby islands with at least 200 metres wide channels, giving rise to a "three-island configuration" which aligned with the north-south natural tidal flow pattern. This layout could maintain moderate water flow in adjacent waters, and avoid water quality and ecological problems caused by sea floor sedimentation. Furthermore, the ecological environment was another significant consideration. According to the preliminary

findings from an ecological survey, hard coral communities with ecological value were found in the shallow waters along the shorelines of Kau Yi Chau, Siu Kau Yi Chau, Sunshine Island, and Peng Chau. A pair of white-bellied sea eagles was also found on Sunshine Island. The aforementioned channels could avoid direct impact on the hard coral communities along the shorelines, as well as white-bellied sea eagles in the area.

38. Ms KONG Fung-yi opined that Hong Kong's economic conditions were plagued by both epidemic and political factors. In light of the declining fiscal reserves and revenues, she did not perceive an urgent need for the development of the KYCAI. Besides, she believed that there were numerous brownfield sites in New Territories that were available for development, and that the development of Northern Metropolis also required considerable manpower and financial resources. Therefore, she remarked that the development of the KYCAI was not of immediate urgency and could be reconsidered at suitable junctures.

39. Mr WU Kwok-yuen of the CEDD responded that according to Hong Kong 2030+, there was a shortage of available land for development in Hong Kong. To meet the city's mid- and long-term development needs, multiple land supply measures would be required, including developing brownfield sites and new districts, as well as implementing the KYCAI and Northern Metropolis projects. Despite the negative impact on Hong Kong's economy caused by various factors such as the epidemic, the Government had to invest in infrastructure in order to seize future development opportunities. Analysis results indicated that the KYCAI project would have positive social and economic impacts, making it a cost-effective investment in the long run.

40. The Chairman thanked the research team for their response, and requested that they consider the opinions expressed by Members.

(B) Concern over Food Safety of School Meals in the District: Enquiries about Suspected Food Poisoning at a Primary School and Relevant Suggestions

(TMDC Paper No. 5/2023)

(Written Response from the Education Bureau)

(Written Response from the FEHD)

41. The Chairman stated that the Secretariat received written responses to the captioned paper from the Education Bureau (EDB) and the FEHD respectively, and relevant documents were sent to Members via e-mail for perusal before the meeting. He then welcomed Ms CHAU King-mui, Chief Health Inspector (Tuen

Mun)1, and Ms YEUNG Po-ching, Senior Health Inspector (Environmental Hygiene) Tuen Mun 3, of the FEHD to the meeting.

42. Mr LEUNG Ho-man, the first proposer of the paper, discussed the incident where students in the district felt unwell after consuming lunch boxes provided by a supplier. He had conducted a questionnaire survey, showing that most parents believed that lunch boxes provided by the supplier were unsafe, overpriced, small in size and uneven in quality. Furthermore, he relayed that parents felt the number of affected students announced by the Government diverged significantly from their own knowledge, which made them believe that information announced by the Government and its handling of the incident were unreliable. He then enquired about follow-up actions that the EDB and the FEHD would take to improve food safety and restore parents' and students' confidence in lunch box suppliers, and to safeguard students' health.

43. Ms HON Hin-yan of the EBD responded that the Bureau maintained close contact with the school after the incident. She noted that the school had taken contingent measures, including alternatively arranging lunch boxes during the two-day suspension. The Bureau had also reminded the school to pay attention to aspects such as hygiene and nutrition, in addition to price, when choosing a lunch box supplier. The school had conducted sample checks on lunch boxes from the supplier and provided feedback for improvement. She added that schools could contact the EBD for assistance in managing lunch box supply, and that the EBD would offer advice and support as needed.

44. Ms LEUNG Shu-yan of the FEHD responded that the Department would work with the EDB to strengthen the monitoring of lunch box quality to ensure that students could enjoy safe and healthy meals at schools. After the incident, the FEHD had contacted the school concerned immediately to learn more about the situation and arranged inspections to the licensed food factories of the supplier concerned in Sha Tin, Yuen Long, Eastern District and Kwun Tong. The FEHD also followed up on cases referred by the Centre for Health Protection, involving four students who were suspected of food poisoning after consuming lunch boxes provided by the supplier on 13 and 16 February 2023. As the number of cases increased, the FEHD ordered the supplier concerned to immediately suspend the production and supply of the food involved at that time. During the investigation of the supplier's factories, 11 food samples and 25 environmental swabs samples were collected for testing, and the results were all satisfactory. For the sake of prudence, the FEHD and the EDB met with representatives of the lunch box supplier for this incident and asked for solutions. The supplier representatives

pointed out that the lunch box quality problem arose earlier due to a shortage of manpower. The FEHD required the supplier to ensure that future production processes and food safety must comply with the hygienic standards stipulated in the licensing conditions and laws. Apart from the follow-up actions targeting the above-mentioned meal box supplier, with schools gradually resuming full-time face-to-face classes and arranging meals for students on campus, from 13 to 25 February 2023, the FEHD, according to its earlier action plan, had stepped up inspections to some 200 licensed food factories endorsed to supply school lunch boxes to ensure that relevant staff had implemented food safety and personal hygiene measures. The FEHD also organised online trade talks to remind lunch box suppliers that they should follow good hygienic practices during food preparation and develop a food safety plan based on the Hazard Analysis and Critical Control Point system. Ms LEUNG Shu-yan added that The Centre for Food Safety (CFS) of the FEHD, through the routine food surveillance programme, had all along been taking food samples from local licensed food factories (including those endorsed to supply lunch boxes) for testing every year to ensure that the food complied with the legislative requirements and was fit for human consumption. In the past two years, the CFS collected 200 samples for microbiological testing from food factories endorsed to provide lunch boxes, and all results were found satisfactory. To ensure food safety, the CFS had taken the initiative to strengthen special food surveillance of lunch boxes. The FEHD would continue to listen to public opinions and improve relevant services.

45. The Chairman thanked the EDB and the FEHD for responses, and requested that they consider the opinions expressed by Members.

VII. Reports from Government

(A) Report by the Tuen Mun District, HKPF (TMDC Paper No. 6/2023)

46. Mr NG Kwok-cheung, District Commander (Tuen Mun), reported that a total of 3 598 crime reports had been received in TMDIST for the year 2022, up 111 reports (i.e. 3.2%) compared with 2021. The detection rate for the year was 33.3%, down 1.2% from 34.5% compared with 2021. Crimes with a relatively large increase were deception (from 1 138 reports to 1 470 reports), followed by shop theft (from 496 reports to 528 reports) and missing motor-vehicle (from 34 reports to 50 reports). The increase in deception cases mainly involved online shop scams, employment fraud (in which victims were recruited as “sales booster” to fabricate sales) and telephone scams. Crimes with a relatively large decrease were criminal damage (from 360 reports to 294 reports), wounding and serious assault (from 245 reports to 193 reports) and burglary (from 56 reports to 16

reports). Overall, deception, shop theft and miscellaneous theft accounted for most of the crimes reported in 2022. He continued that in January 2023, a total of 309 crime reports had been received in TMDIST, which was slightly down by two reports compared with the same period last year. Crimes with a relatively large increase were deception (from 106 reports to 129 reports), wounding and serious assault (from six reports to 21 reports) and miscellaneous theft (from 35 reports to 49 reports). Among the wounding and serious assault cases, nine, five and two cases involved domestic violence, street disputes, and drunk and nuisance, respectively, while only one case involved a triad element. Crimes with a relatively large decrease were shop theft (from 69 reports to 39 reports), missing motor-vehicle (from eight reports to three reports) and criminal damage (from 28 reports to 24 reports).

47. Mr LAM Chung-hoi expressed concern over noise pollution in the vicinity of the subway under the bridge near New Town Mansion Shopping Arcade and Chi Lok Fa Yuen, where buskers frequently generated excessive noise with their speakers, disturbing residents. He asked the Police what measures they had in place to crack down on this behaviour.

48. Ms KONG Fung-yi thanked the Police for curbing the vice trade in San Hui and wished such efforts would persist. While being cognisant of the Police's stringent enforcement against illegal parking in Tuen Mun Ferry Pier area, some professional drivers had griped about receiving fixed penalty tickets even late in the evening. Given the shortage of parking spaces in Tuen Mun District, she hoped that the Police might show more leniency.

49. Ms LAI Ka-man praised "Scameter", the Police's anti-fraud search engine helping the public avoid frauds and cyber pitfalls. The tool allowed anyone from the public to input relevant details when encountering suspicious calls, online sellers, and friend requests, in order to assess the risk of fraud and cyber security. She hoped that the Police would further promote the application, encouraging more people to use it and reduce the possibility of fraud. Additionally, she noted that motorcycles riding on footpaths near Yan Tin Estate endangered pedestrians, and urged that the Police step up enforcement.

50. Mr NG Kwok-cheung, District Commander (Tuen Mun), responded that if buskers caused noise disturbance, the public could make a report to the Police immediately. However, a statement from the informant would be necessary for taking law enforcement actions. He added that the Police would also closely monitor any obstruction of streets and take prompt enforcement actions if needed.

Furthermore, he mentioned that the Police would continue to work hard on anti-vice operations and conduct joint enforcement operations with the Immigration Department. Regarding illegal parking in Tuen Mun Ferry Pier area, he acknowledged that the Police had recently received complaints and stepped up enforcement accordingly. He understood the concern of Ms KONG Fung-yi regarding the grievances of professional drivers and assured that the Police would consider discretionary handling during late hours. As for the issue of motorcycles riding on footpaths near Yan Tin Estate, the Police would step up enforcement.

(B) Report by Tuen Mun District Management Committee
(TMDC Paper No. 7/2023)

51. The Chairman requested Members to peruse the captioned report.

52. Mr LAM Chung-hoi pointed out that despite the full resumption of normal travel between Hong Kong and the Mainland, Routes B3 and B3A, which operated between Tuen Mun and Shenzhen Bay Port, had not resumed services. He noted that there was a high demand for Route B3X, and expressed concern that this route alone might not be sufficient to meet passenger demand. Therefore, he requested the TD to communicate with the bus operator to resume services on Routes B3 and B3A at the earliest possible time.

53. Mr YEUNG Chun-wing of the TD responded that the Department had been monitoring the public transport service levels, including those of B3 series routes. With the increasing traveller flow at Shenzhen Bay Port, Citybus Limited (Citybus) had taken steps to enhance bus services between Tuen Mun and Shenzhen Bay Port. This included increasing the service frequency of Route B3X and resuming service on Route B3A during morning hours. He added that the TD had been in close communication with Citybus, and was currently reviewing the service schedule for Route B3 in order to resume its service. Members would receive an update in due course.

54. The Chairman requested that the TD maintain a close communication with Citybus and take prompt actions to resume related bus services as soon as possible.

(C) Signature Project Scheme in Tuen Mun District
(TMDC Paper No. 8/2023)

55. The Chairman welcomed Mr LEE Yi-yun, Controller (Social Service), and Mr Kim CHEUNG, Project-in-charge (Tuen Mun District Council Yan Oi Tong Youth Space), of Yan Oi Tong to the meeting. He then requested Ms Aubrey FUNG, District Officer (Tuen Mun), to update Members on Signature Project

Scheme in Tuen Mun District.

56. Ms Aubrey FUNG, District Officer (Tuen Mun), reported that Signature Project Scheme in Tuen Mun District consisted of two key projects, namely Revitalisation of Tuen Mun River and Surrounding Areas, and Promotion of Youth Development in Tuen Mun. The purpose of this meeting was to update Members on the progress and future plan of the youth development project in Tuen Mun. Over the past year, Tuen Mun District Council Yan Oi Tong Youth Space (Youth Space) continued to provide various youth and community services in the district, with total service attendance of over 11 000 and service hours exceeding 2 000. To encourage young people to participate in social innovation, the Youth Space had also held the eighth “Young Dreamcrafters - Youth Social Innovation Incubation Scheme” (Young Dreamcrafters Scheme), attracting a total of 55 social innovation teams. The service agreement and tenancy agreement between the TMDO and Yan Oi Tong, which would expire on 31 March 2023, stipulated that after the six-year service period, Yan Oi Tong must continue to operate the premises and provide youth services for the Youth Space on a non-profit and self-financing basis. Over the past six years, the Youth Space provided youth services in accordance with the requirements under the service agreement and fulfilled the performance pledges for six years. Therefore, the TMDO proposed to sign another six-year service agreement and tenancy agreement with Yan Oi Tong to allow the Youth Space to continue its services at the existing site, i.e. 4/F, Tseng Choi Street Government Services Complex, for promoting youth development in Tuen Mun District. The TMDO was currently in discussions with Yan Oi Tong to finalise the renewal. Ms Aubrey FUNG, District Officer (Tuen Mun), stated that representatives from Yan Oi Tong were invited to the meeting to report to Members on the work progress of the Youth Space. She then asked representatives from Yan Oi Tong to brief Members on the related matters.

57. With the aid of PowerPoint slides (see [Annex 4](#)), Mr LEE Yi-yun and Mr Kim CHEUNG of Yan Oi Tong updated Members on the project, Promotion of Youth Development in Tuen Mun, and presented the development plan for the upcoming year. Mr LEE Yi-yun stated that services provided through the Youth Space would be regularised by Yan Oi Tong which would continue to serve the youth in Tuen Mun District. He expressed his wish to continue cooperating with the TMDC in the future.

58. Ms SO Ka-man expressed appreciation for the services provided by the Youth Space to the youth in Tuen Mun District, and praised their innovative design of online promotional material. She enquired about the total number of

participants and application process of the 55 social innovation teams mentioned by the representatives of Yan Oi Tong, and expressed her hope of gaining a better understanding of the future cooperative relationship between the Youth Space and the Government. Finally, she suggested that Yan Oi Tong strengthen communication with the TMDC and provide Members with more information and promotional material about the Youth Space, so that they could encourage local residents to participate.

59. Mr Kim CHEUNG of Yan Oi Tong reported that the 55 social innovation teams consisted of approximately 202 young people, mainly university students and residents in local community, who were provided with resource support, assistance, and help under the Young Dreamcrafters Scheme. He highlighted that as a result of promotion, word-of-mouth, and outreach efforts made among young people, the Young Dreamcrafters Scheme successfully attracted many teenagers. In addition, he added that the Youth Space hoped to continue cooperating with the TMDC, and that it had collaborated with Members to distribute community newspapers in the past. Lastly, he promised to maintain close contact with the TMDC in the future.

60. The Chairman thanked the Youth Space for promoting youth development over the past six years, and encouraged Yan Oi Tong to continue its efforts. He emphasised that the Government's support was crucial for the future success of the project, and that the TMDC was pleased to provide assistance.

(D) Report on Surveillance in Tuen Mun
(TMDC Paper No. 9/2023)

61. The Chairman requested Members to peruse the captioned report.

VIII. Reports by TMDC Representatives

62. The TMDC representatives had nothing particular to report. The Chairman asked government department representatives to leave first and the TMDO representatives to remain in their seats.

IX. In-house Matters

(A) Members Joining or Resigning from Committees and Working Groups under TMDC

63. The Secretary reported that the Vice Chairman and Mr CHOW Kai-lim joined the District Facilities Management and Environmental Hygiene Committee on 8 February 2023.

(B) Reports by Committees**(TMDC Paper Nos. A5 to A7/2023)**

64. The Chairman requested Members to peruse the three captioned reports. As Members had no other comments, the Chairman announced that the captioned reports were endorsed.

X. Any Other Business and Date of Next Meeting**(A) Establishment of the Working Group on Printing of 2024 TMDC Wall Calendars and Red Packets; and Printing of Tuen Mun District Council Work Report 2022-2023**

65. Making reference to the fiscal expenditures in the past years, the Chairman stated that the TMDC had budgeted \$167,360 for printing the captioned wall calendars and red packets, and an additional \$60,000 for the captioned work report. In such regard, he asked Members whether they agreed to establish an ad hoc working group named the Working Group Printing of 2024 TMDC Wall Calendars and Red Packets; and Printing of Tuen Mun District Council Work Report 2022-2023, to handle the related matters.

66. Members unanimously agreed to the establishment of the proposed working group and its terms of reference, which included: (1) following up on related matters concerning the printing of the 2024 TMDC wall calendars and red packets; and (2) preparing and printing Tuen Mun District Council Work Report 2022-2023 to report the TMDC's business and accomplishments to local residents. The tasks involved compiling the work report and arranging a contractor to handle the printing.

67. The Chairman announced that the establishment of the Working Group Printing of 2024 TMDC Wall Calendars and Red Packets; and Printing of Tuen Mun District Council Work Report 2022-2023 was endorsed, which was an ad hoc working group that would serve for a term of eight months, taking immediate effect until 19 November 2023. He then invited interested Members to raise hands to join the working group and reminded them to send a written notice to the Secretariat after the meeting.

68. Members who raised hands to join the Working Group Printing of 2024 TMDC Wall Calendars and Red Packets; and Printing of Tuen Mun District Council Work Report 2022-2023 included the Chairman, the Vice Chairman, Mr LAM Chung-hoi and Ms LAI Ka-man. The Chairman requested the members of the working group to nominate a convenor among themselves.

69. Mr. LAM Chung-hoi nominated the Chairman as the convenor of the working group, and his nomination was seconded by the Vice Chairman. The Chairman accepted the nomination.

70. As the Chairman was the only nominee for the position of convenor, he was elected uncontested. The Chairman announced his election as the convenor of the working group.

(B) Establishment of the Working Group on Organising TMDC Duty Visit

71. Ms LAI Ka-man enquired about the matters concerning duty visit. In such regard, the Chairman requested the Secretariat to explain the process.

72. The Secretariat informed that under the past practice, the TMDC could establish an ad hoc working group named the Working Group on Organising TMDC Duty Visit to specifically organise related arrangements.

73. The Chairman agreed to establish the proposed ad hoc working group, which would serve for a term of eight months, taking immediate effect until 19 November 2023. The purpose of the working group was to organise related arrangements for duty visits, including selecting places to visit and preparing schedules. The Chairman further suggested that a minimum of six Members (i.e. half of the total numbers of TMDC Members) participate in a duty visit to ensure the representativeness of the delegation.

74. Mr. LAM Chung-hoi agreed to establish the proposed working group first, and nominated the Chairman as the convenor.

75. Members had no objections, and the Vice Chairman seconded the nomination of the Chairman as the convenor of the working group. The Chairman accepted the nomination, and invited interested Members to raise hands to join the working group.

76. Members who raised hands to join the Working Group on Organising TMDC Duty Visit included the Chairman, the Vice Chairman, Mr LAM Chung-hoi, Mr YAN Siu-nam and Ms LAI Ka-man.

77. The Chairman suggested that if more Members joined the working group and selected a destination together, it would make a duty visit more likely to take place. The Chairman then requested the Secretariat to further send an email

invitation after the meeting to invite Members to join the working group.

78. There being no other business, the Chairman announced the meeting closed at 1:05 p.m. The next meeting would be held on 8 May 2023.

Tuen Mun District Council Secretariat

Date: May 2023

File Ref: HAD TMDC/13/25/DC/23